

Minutes  
Farmington High School Building Committee  
Wednesday, January 25, 2017

**Present:**

William Wadsworth  
Hilary Donald  
Justin Bernier  
Johnny Carrier  
Jean Baron  
Mecheal Hamilton  
Dan Kleinman

Kathy Eagen, Town Manager  
Kathy Greider, Superintendent  
Russ Arnold, Director of Public Works  
Bill Silva, High School Principal  
Tim Harris, Dir. Of School Facilities  
Vincent La Fontan, School Business Manager  
Meredith Trimble, Town Council Liaison  
Kathryn Howroyd, Clerk of the Committee  
Marc Sklenka, Colliers International  
Chuck Boos, Kaestle Boos Associates  
Paul Dominov, Kaestle Boos Associates  
Firdos Khericha, Kaestle Boos Associates  
Enrico Chiarillo, Kaestle Boos Associates  
Ken Biega, O&G Industries, Inc.

**A. Call to Order.**

The chair called the meeting to order at 4:30 p.m.

**B. Public Comment.**

Tim Kelly, 62 Westview Terrace, Unionville, asked the committee how many years this project will be financed. Chairman Wadsworth explained that this question will be answered in tonight's presentation.

Pam Fisher, 5 Julles Court, Unionville, informed the committee that after the options were presented at the January 4, 2017 meeting, there was no additional opportunity for public comment. She expressed some concerns with the revised Option "A" including the instrument storage, location of the band and chorus classrooms, and it does not meet the approved educational specifications. She also requested a switching theater to the exterior side of the auditorium in Option "D." Lastly, she inquired about the Board of Education and Town Council meetings next week and the opportunity for additional public comment.

Beth Kintner, 24 Farmstead Lane, stated that she is very pleased with Option "D" and believes this is the most efficient and effective solution to recommend to Town Council. She is concerned with construction and the impact on students, but believes that new construction will provide better results for the dollars spent.

Sarah Huelin, 21 Bidwell Square, echoed support of Option "D". She believes this building project is an opportunity to have the highest quality facility that also can be a facility for the community to use.

Emily Pettit, 30 Dunne Wood Court, Unionville, believes that Option "D" is the most comprehensive and meets the needs of the community.

Two Alternative High School Students informed the committee of their opposition to the designs that move the Alternative High School to campus. They stated that they like the current location and environment of the Alternative High School and try to avoid the high school for personal reasons.

David Johnson, 1 Ledgewood Drive, thanked the committee for removing Option "C" and after attending the FHS facility tour, he has a new appreciation for the new construction option. He requested the production of a video tour so others can experience the building through the student's eyes if they cannot attend in person.

Joanne Fishman, 145 Oakridge Drive, recognized the committee's effort to communicate to the public and respond to individual inquiries. She also requested a comparison list of the options and believes it will be a valuable resource that should be made available to the public. She expressed support for Option "D" and believes it will preserve the high quality reputation that Farmington has earned.

Ned Statchen, 6 Bella Lane, Unionville, informed the committee that he liked Option "C" the best, but understands the reasons for its removal from consideration. He believes the building is "tired" and needs work. Whatever the committee decides, he believes the final product will be an ideal school.

Anita Krzykoski, 1 Ledgewood Drive, offered her support for Option "D." She questioned if the costs of displacement of the children was included in the cost/benefit analysis.

Mark Hoffman, 22 Green Woods Lane, Unionville, informed the committee that he has two daughters at Farmington High School and discussed the type of disruption a project of this size would create. He said both of his daughters are willing to deal with the disruption to create a better building for future students.

**C. Minutes.**

**1) To approve the attached January 4, 2017 minutes.**

Upon a motion made and seconded (Carrier/Baron) it was unanimously VOTED: to approve the January 4, 2017 minutes.

**D. Various Communications and Written Appeals**

The committee received comments and opinions send via email and through the project website. Additional correspondence was added, as it had been received after agendas were distributed on January 20, 2017. A copy of the correspondence is recorded with these minutes as Agenda Item D.

**E. Reports/Updates.**

**1) Architect Report (Dominov)**

No Report

**2) Owner's Representative Report (Sklenka)**

Marc Sklenka, Colliers International, provided the committee with an Owner's Project Manager Report and reviewed the contents of the report. A copy of this report is recorded with these minutes as Agenda Item E-2.

**3) Construction Manager Report (Biega)**

No Report

**4) Financial Report (Eagen)**

Town Manager Kathy Eagen provided the committee with a financial update and reported that the expenses to date are \$55,363.41. A copy of the financial report is recorded with these minutes as Agenda Item E-4.

**5) Communications Subcommittee (Eagen/Howroyd)**

Town Manager Kathy Eagen reported that the communications subcommittee made the following schedule changes:

- February 9, 2017- Tour Only
- Community Meeting has been moved to March 1, 2017
- No Tour on March 8, 2017

The project website and calendar have been updated to reflect these changes. It was also noted that a FAQ section was approved by the subcommittee and has been posted on the website. Lastly, a video tour of the FHS facility is in production.

**F. To approve the attached invoice from Kaestle Boos Associates in the amount of \$13,597.38.**

Upon a motion made and seconded (Kleinman/Donald) it was unanimously VOTED: to approve the invoice from Kaestle Boos Associates in the amount of \$13,597.38.

**G. To approve the attached invoice from Colliers International in the amount of \$8,120.**

Upon a motion made and seconded (Carrier/Baron) it was unanimously VOTED to approve the invoice from Colliers International in the amount of \$8,120.

**H. To review and consider three (3) conceptual options.**

Marc Sklenka, Colliers International, Paul Dominov, Kaestle Boos Associates, and Ken Biega, O&G Industries, Inc. presented the concept options that included the conceptual designs, project schedule, phasing options and project budget ranges for options "A", "B" and "D." A copy of the presentation is recorded with these minutes as Agenda Item H-1.

Kathy Eagen, Town Manager, presented the projected Tax Impact, highlighting the potential mill increase, tax increase and cost to average home value assessed at \$232,074. The Town Manager also reviewed Farmington's Tax Rate History and projected Debt Service. A copy of the presentation is recorded with these minutes as Agenda Item H-2.

After the presentations, the committee had general discussion regarding the options. The committee's discussion included:

- Size of the building is over 300,000 square feet for each option
- Similarity of the price range for all three options with no lower cost alternative available for comparison
- There was an expectation that there would be an option that keeps more of the existing facility for a reasonable price without reducing services or quality to the students. This type of design may require a compromise between the statement of needs (priorities) and the educational specifications.
- Timeline will be modified- looking to push the referendum to June 2017
- Possibility of using different enrollment numbers, as the highest enrollment is before the construction is completed.
- Questioning whether there is a budget in mind that the Town thinks is appropriate for referendum.
- The importance of balancing the needs of current and future students.

Kathy Greider, Superintendent of Schools, explained that according to the space standard document required for the current grant guidelines, the building is only 13, 000 square feet over.

Mecheal Hamilton, Board of Education liaison expressed concern that the educational specifications may be compromised. She affirmed that the Board of Education is committed to the educational specifications that were approved at their December 19, 2016 meeting.

Marc Sklenka, Colliers International, wanted to make sure that the committee was aware that educational specifications can be modified. He cited examples of other municipalities that amended their educational specifications as the building committee moved through the process.

It was the general consensus of the committee to re-evaluate the options, eliminating Option "B", as it appears this will cost approximately the same as new construction.

Upon a motion made and seconded (Baron/Bernier) it was unanimously VOTED to appoint a subcommittee to continue to work with the vendors to reduce the size and cost of Options "A" and "D."

The subcommittee will include Chairman Wadsworth, Hilary Donald, Johnny Carrier and staff members.

**I. Contingent on Town Council approval, the FHS Building Committee instructs Kaestle Boos Associates and O&G Industries, Inc. to begin schematic design drawings and cost estimating for Option\_\_\_\_\_.**

No action. The committee's selection of a preferred option, and therefore the commencement of schematic design drawings, has been delayed.

**J. Other Business.**

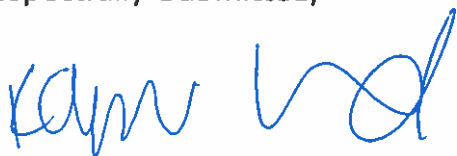
The committee's next meeting will be February 8, 2017 at 4:30 PM in the FHS Library. It was noted that the following meeting, February 22, 2017, is scheduled for the week of school vacation.

As a result of the delay in the committee's selection of a preferred option, the Town Council meetings scheduled for February 1-3, 2017 have been cancelled. Kathy Greider will inform the public of any cancelations for the Board of Education.

**K. Adjournment.**

Upon a motion made and seconded (Carrier/Baron) the meeting adjourned at 6:22 p.m.

Respectfully Submitted,



Kathryn Howroyd, Clerk of the Committee

**Kathryn Howroyd**

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**From:** Joanne Fishman <joannefishman@comcast.net>  
**Sent:** Wednesday, January 25, 2017 1:43 PM  
**To:** Kathryn Howroyd  
**Subject:** Re: FHS Building Committee Agendas 1/25-1/27

Kat,

It's very possible I will arrive late for Public Comment at 4:30. Would you submit my statement to Bill Wadsworth for Public Comment?

Thank you,

Joanne Fishman  
145 Oakridge Unionville CT 06085

I have been following the Building Project process since September and would like to comment on 3 points:

1. Please recognize the admirable effort made to communicate to the community as whole and to individual inquiries; I have heard how accessible and responsive the Town Manager's Office along with Committee members are answering phone calls and emails in addition to the public events.
2. I want like to learn now if a simple comparison LIST or table has been created to highlight the features of each Option and which will used for the deliberations, ex. in a column format Options B, C, D each have "ABC" but do not have "XYZ" and do for each of the three design concepts. I want to know this methodology or approach is used, and it would be very valuable for the public to see immediately.
3. Finally, I want to ask the Building Committee to recommend Plan D to the Town Council for the residents to vote on in Referendum April 27, 2017. I believe it accomplishes best our goals to provide a 21st Century Learning Environment for the long-term, the next 30-50 years AND provides the value the community deserves for public use of auditorium and fitness & wellness facilities. Option D would preserve the high quality education reputation that Farmington has earned in past decades and the next generation.

*Joanne Fishman*  
*145 Oakridge Unionville CT 06085*  
[joannefishman@comcast.net](mailto:joannefishman@comcast.net)  
mobile: [860-378-7583](tel:860-378-7583)

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**From:** "Kathryn Howroyd" <howroydk@farmington-ct.org>  
**To:** "Kathryn Howroyd" <howroydk@farmington-ct.org>  
**Sent:** Friday, January 20, 2017 3:03:24 PM  
**Subject:** FHS Building Committee Agendas 1/25-1/27

Good Afternoon,

Attached please find the agenda for the FHS Building Committee meeting on Wednesday, January 25, 2017 at 4:30 PM in the FHS Library.

I've also attached the agendas for the meetings scheduled for January 26<sup>th</sup> and January 27<sup>th</sup>, if needed.

Thank you,

Kathryn Howroyd  
Town Manager's Office  
1 Monteith Drive  
Farmington, CT 06032  
860.675.2369

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Tuesday, January 24, 2017 2:56 PM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from choochoochas@yahoo.com

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

-----Original Message-----

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Monday, January 23, 2017 11:50 PM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from choochoochas@yahoo.com

\* You have a new message:  
\* Via: <http://www.fhsbuildingproject.org/>  
\* Message Details:  
\*

\* Name Charlie Richard Green  
\* Subject My choice option  
\* Message I am a member of the class of 1963. I believe in retaining and improving the historical olde. I am also a taxpayer where I live and I understand the costs of education to the tax base. In our case it gobbles up about 75% of out towns budget (Bath, NH) I am in favor of and would vote for option one, retaining much of the old. Thanks  
\* Email [choochoochas@yahoo.com](mailto:choochoochas@yahoo.com)

\* Sent on: 23 January, 2017  
\* Thank you!

<<https://u2334223.ct.sendgrid.net/wf/open?upn=BhFGmBgi3TRTp00AzxR1fcomMMYt4KEmcb80DaSW59KVa5Li9kf-2BsRBceVBYzhwOWCRRDfUluxLo579RE-2FeR7VWNti3H8cY4YAJVh6mv2z3GBxQpfpARZEzFo6LAI78VexpmpkiWvWvKxsm3-2B-2FVf0cPeIDR77-2FVVhKfYUDcSjpwIBWlslZkctRalzl6RNFPmC3EBwyKeXzMHOcB4hbHrml2MPcrKU31NMVVkf8STvK4-3D>>



## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Tuesday, January 24, 2017 7:18 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: Farmington High School Building Project

Sent from my iPhone

Begin forwarded message:

**From:** david zimmerman <[zimster00@yahoo.com](mailto:zimster00@yahoo.com)>  
**Date:** January 23, 2017 at 9:45:18 PM EST  
**To:** "[greiderk@fpsct.org](mailto:greiderk@fpsct.org)" <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>, "[faganc@fpsct.org](mailto:faganc@fpsct.org)" <[faganc@fpsct.org](mailto:faganc@fpsct.org)>, "[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)" <[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)>  
**Subject:** Farmington High School Building Project  
**Reply-To:** david zimmerman <[zimster00@yahoo.com](mailto:zimster00@yahoo.com)>

To whom it may concern,

I have lived in Farmington for 7 yrs and have 9 yr old twin boys. I moved to this suburb primarily because it had a strong reputation for its schools. I have been to the high school a few times and it is a real mess from what I can see. Several friends and colleagues who are parents have complained about the facility and the town applying "band-aid additions" over the years. I have heard about the small cafeteria and students having to eat lunch at 10am in the morning because there is not enough room during the normal lunch hour. I have seen parents actually pull their kids out of the school and opt for private school not because of curriculum issues but because the facility was so problematic to them.

I have been to less affluent suburbs around Hartford that have beautiful newer high schools in Windsor Locks and Rocky Hill for some examples. If these suburbs have the insight and vision to recognize that building a new high school instead of renovating an old building is the right pathway for the future of the community, why can't Farmington do the same? I do not understand why this is even a discussion to be honest and it is a bit embarrassing that Farmington has not led the way and done this a long time ago before other towns. Option D is by far the best and only option on the table. The town needs a new high school.

Imagine if you are a prospective home buyer planning to raise a family, would you pick a place to live where the people are so fiscally conservative that they would rather not put money into the school system that is overdue for a new building and is actually behind in the process compared to other suburbs? The school system has to maintain not only a strong curriculum but must have excellent up-to-date facilities too. I heard one member of the committee express concern about today's students during the building process. The students will adapt and still learn what they need to learn. One should have no doubt about this. To short change this process will be so damaging to the future of this town and its reputation. Please think about the long term ramification when making this important decision and recommendation.

thank you,

David Zimmerman  
Farmington resident

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Tuesday, January 24, 2017 7:18 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from zimster00@yahoo.com

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** January 23, 2017 at 9:42:46 PM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [zimster00@yahoo.com](mailto:zimster00@yahoo.com)  
**Reply-To:** David Zimmerman <[zimster00@yahoo.com](mailto:zimster00@yahoo.com)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** David Zimmerman
  - **Subject** New High School building project proposal
  - **Message** I have lived in Farmington for 7 yrs and have 9 yr old twin boys. I moved to this suburb primarily because it had a strong reputation for its schools. I have been to the high school a few times and it is a real mess from what I can see. Several friends and colleagues who are parents have complained about the facility and the town applying "band-aid additions" over the years. I have heard about the small cafeteria and students having to eat lunch at 10am in the morning because there is not enough room during the normal lunch hour. I have seen parents actually pull their kids out of the school and opt for private school not because of curriculum issues but because the facility was so problematic to them. I have been to less affluent suburbs around Hartford that have beautiful newer high schools in Windsor Locks and Rocky Hill for some examples. If these suburbs have the insight and vision to recognize that building a new high school instead of renovating an old building is the right pathway for the future of the community, why can't Farmington do the same? I do not understand why this is even a discussion to be honest and it is a bit embarrassing that Farmington has not led the way and done this a long time ago before other towns. Option D is by far the best and only option on the table. The town needs a new high school. Imagine if you are a prospective home buyer planning to raise a family, would you pick a place to live where the people are so fiscally conservative that they would rather not put money into the school system that is overdue for a new building and is actually behind in the process compared to other suburbs? The school system has to maintain not only a strong curriculum but must have excellent up-to-date facilities too. I heard one member of the committee express concern about today's students during the building process. The students will adapt and still learn what they need to learn. One should have no doubt about this. To short change

this process will be so damaging to the future of this town and its reputation. Please think about the long term ramification when making this important decision and recommendation.  
thank you

- **Email [zimster00@yahoo.com](mailto:zimster00@yahoo.com)**
- **Sent on: 23 January, 2017**
- **Thank you!**

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Friday, January 20, 2017 9:25 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from marshb@fpsct.org

Sent from my iPhone

Begin forwarded message:

**From:** <no-reply@parastorage.com>  
**Date:** January 18, 2017 at 8:07:14 AM EST  
**To:** <greiderk@fpsct.org>  
**Subject:** New message via your website, from [marshb@fpsct.org](mailto:marshb@fpsct.org)  
**Reply-To:** Barbara E.Marsh <[marshb@fpsct.org](mailto:marshb@fpsct.org)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Barbara E. Marsh
  - **Subject** Industrial Arts
  - **Message** Please review the real needs of the Auto and Construction areas. I understand that all of the plans have the same footprint as the present high school. The areas must be increased to not only allow the department to expand but to insure safety of students and educational integrity of the current programs. I am a Farmington resident and I believe that plan C would be the best use of town money and create the best learning enviroment .
  - **Email** [marshb@fpsct.org](mailto:marshb@fpsct.org)
- **Sent on:** 18 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Friday, January 20, 2017 9:25 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from Lisamcmahon1078@hotmail.com

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** January 19, 2017 at 7:44:50 PM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [Lisamcmahon1078@hotmail.com](mailto:Lisamcmahon1078@hotmail.com)  
**Reply-To:** Lisa and Philip McMahon <[Lisamcmahon1078@hotmail.com](mailto:Lisamcmahon1078@hotmail.com)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Lisa and Philip McMahon
  - **Subject** Support for Option D
  - **Message** Hi- We would like to express our support in writing for Option D of the FHS renovation proposal. Thank you. Lisa and Phil McMahon
  - **Email** [Lisamcmahon1078@hotmail.com](mailto:Lisamcmahon1078@hotmail.com)
- **Sent on:** 19 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Friday, January 20, 2017 9:25 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from [scottlister92@yahoo.com](mailto:scottlister92@yahoo.com)

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** January 20, 2017 at 7:52:28 AM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [scottlister92@yahoo.com](mailto:scottlister92@yahoo.com)  
**Reply-To:** Scott Lister <[scottlister92@yahoo.com](mailto:scottlister92@yahoo.com)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Scott Lister
  - **Subject** FHS New Building Options
  - **Message** Good Morning, With the caveat of not knowing cost estimates and timing, all things being equal- I am in favor of Option D. I like the phased approach and keeping original building as well as the newer addition. Thank you.
  - **Email** [scottlister92@yahoo.com](mailto:scottlister92@yahoo.com)
- **Sent on:** 20 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** BILL WADSWORTH <[wawadsworth@comcast.net](mailto:wawadsworth@comcast.net)>  
**Sent:** Thursday, January 19, 2017 11:38 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: Re: Very informative meeting and tour

----- Original Message -----

**From:** Stella DeLuca <[purplestar1974@yahoo.com](mailto:purplestar1974@yahoo.com)>  
**To:** BILL WADSWORTH <[wawadsworth@comcast.net](mailto:wawadsworth@comcast.net)>  
**Date:** January 18, 2017 at 3:14 PM  
**Subject:** Re: Very informative meeting and tour

Comments in regards to newest changes. Thank you for forwarding and listening.

Option B is best.

Option D looks good minus moving tennis courts. If you have multi level garage you don't need to move courts.

Should keep guidance and administration together and at the front. Minimal visitors inside main part of school is best.

Would like to see 2 floor parking garage instead of laying out so much land for parking.

Students should not be using the 1928 building at all, leave to BOE.

Newest building "2003" should be alt Hs, field house use.

Two exit points. One should be down Monteith and second next to walking path to the left of the "F" bush. Perhaps a right turn only in that case. To elevate congestion.

I would not have parent drop off and bus loop end up in same area. Parents need to get to work and waiting for buses does not seem like a good option. I can see a potential problem with parents who will drop their kids off near the library ( to avoid buses) and that would be hazardous with extra student walkers....

Have a good day and thank you!

~Stella DeLuca~

On Dec 12, 2016 9:53 AM, BILL WADSWORTH <[wawadsworth@comcast.net](mailto:wawadsworth@comcast.net)> wrote:

Stella

It is my understanding that your questions were answered through the website. Thank you for your comments

Bill

On December 9, 2016 at 12:58 PM Stella DeLuca <[purplestar1974@yahoo.com](mailto:purplestar1974@yahoo.com)> wrote:

Hello Sir,

Thank you for the community meeting, very informative!  
First let me say, the tour guides did a great job. I took away many points from their tour.

Comments:

I am a supporter of a new building. But if that is not picked, option B flows better. I like that the 900 building houses admin/guidance/Alt HS/lockers. I like that the 1928 building will not hold classrooms. I am excited to see clusters introduced at the high school level and that special Ed will have space for their resource and OT, which is important to me.

I would like to see a 2 level garage added which will grow with the population.

Having buses and parents exit through the same funnel will be a problem. If you are able to add a second driveway out of the front.

The Location I am thinking is, when you look at the 1928 bldg standing at rte. 4, all the way to the left, next to the stairs leading down to rte. 4, there can be a one way road leading out to route 4. You can also have a, "right turn only" sign there so no need to add a traffic light. This may help elevate congestion. If you make the driveway wide enough you MAY want to eventually make it a two way with a traffic light.

Questions:

If we use the 1928 bldg for BOE, would the renovations still be on the "bill" for school renovations or will it have its own referendum?

When the FHS students are giving tours can you provide them with an informational half sheet that they will hand out, which will include meeting dates, contact emails, and additional information that may be helpful to take home with them.

Thank you for your hard work on this!

Happy Holidays and Happy New Year,

~Stella DeLuca~



## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Wednesday, January 18, 2017 8:55 AM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from marshb@fpsct.org

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Wednesday, January 18, 2017 8:40 AM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from marshb@fpsct.org

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Barbara E. Marsh
  - **Subject** Building renovation
  - **Message** Sorry in my last email I said C was the best plan for the renovation. Of course I meant D. Thank you, Barbaa E. Marsh
  - **Email** [marshb@fpsct.org](mailto:marshb@fpsct.org)
- **Sent on:** 18 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Bill Silva <silvab@fpsct.org>  
**Sent:** Tuesday, January 17, 2017 8:17 AM  
**To:** Scott Tuohy - Student  
**Cc:** Kathleen Greider; Kathryn Howroyd  
**Subject:** Re: FHS Building Project

Dear Scott--Thank you for your thoughtful comments about the proposed options under consideration by the FHS Building Committee. I will be sure that the committee sees your letter.

I appreciate the time you have taken to share your valuable perspective on this important issue.

Sincerely,

Mr. Silva

On Sat, Jan 14, 2017 at 2:13 PM, Scott Tuohy - Student <[19tuohysc@fpsct.org](mailto:19tuohysc@fpsct.org)> wrote:  
Scott Tuohy  
7 Carrington Lane  
Farmington, CT 06032

Dr. William Silva, Principal  
Farmington High School  
10 Monteith Drive  
Farmington, CT 06032

Dear Dr. Silva,

I am Scott Tuohy, currently in my second year at FHS as a sophomore, and I wanted to share my opinions on the high school building project with you. I attended the last meeting where the fourth option was introduced, so I have a good idea of what you are thinking to do about the school. Personally, I want to urge you to push the Committee to build a new school. I am also disappointed to hear that Option C was voted out, as it sounds to me like the Committee may have a mindset against building a new school. Many of the problems, I feel have stemmed from simply adding on what little was necessary at the time to simply bring the school up to code. Now there are school wide problems that are not compliant with federal and state codes, and simply inhibit the student's' ability to learn. This is what I want to focus on, because I have experience being a student, and do not know the numerous code violations. First, the mechanical workings of the school, like the HVAC system and plumbing do not work very well. Second, the school is structured badly, in size and layout. I also want to tell you why I think Options A and B will not solve any problems.

Almost all of the students at FHS could easily tell you something is wrong with the industrial part of the school. Be it that there is no air condition, science class has been shut down because the

aging plumbing caused sewage to come up through the chemical shower pipes, or the bathrooms are out of order frequently. These problems are extremely detrimental to the learning process we are supposed to have at FHS. Although it has not happened to me personally, I have heard about classes in science labs being cancelled due the above problem. If you miss even one day of a high level class, it is very hard to make it all up, especially if it is a double lab period. The plumbing has also repeatedly denied me access to one of the most simple things a school must offer: a bathroom. I don't understand why something that is such a big problem has not yet had a permanent fix, so I feel that now is the time to do it. The lack of temperature control has also made it hard for students and teachers to handle their responsibilities. When it is 90 degrees outside, and the heat is being trapped inside, without air conditioning people are forced to rely on fans or suffer the heat. I feel that this is most apparent problem, and although giving each classroom some fans would help, a new school would be the perfect opportunity to implement a proper HVAC system.

As a student at FHS for the past two years, I have done quite a lot of traveling in between classes. I must walk through the notorious four-way intersection everyday, multiple times a day, in order to get to class on time. I have also heard from my older brother, who graduated last year, that he was not able to make class on time because he would have to walk across the entire school, usually outside, to get to class around when it started. This is because of the poor planning and construction that was done. The hallways are not made for students and faculty to efficiently travel the school. I think it is fantastic that everyone can see this problem on the FHS Building Project website, as the video of passing time at the intersection is shown. Another part of the school which was poorly done, is the cafeteria. I do not understand why administrators chose the build the cafeteria so small. It needs to accommodate so many students, yet is fails spectacularly at doing so. Kids are eating lunch before 10:00AM. And the latest period is the only one at a proper time. This needs to change. A newly constructed school that is well thought out will solve this problem. Instead of adding bits and pieces on, the school can be done all at once properly.

Finally, my last point will be this: simple renovations cannot solve every problem the school has. First of all, that is what caused these problems in the first place. Small things done to bring the school up to code. It will take more work, money, and time to do that instead of build a new school. Fixing all of the ADA compliances is a huge job by itself. With everything else that needs to be done, it is only logical to build a new school.

Thank you for taking the time to read this letter, Dr. Silva. I hope you take everything I have said into consideration when making decisions about the Building Project.

Yours Truly, Scott M. Tuohy



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## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Monday, January 16, 2017 7:13 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from lisabill97@comcast.net

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** January 15, 2017 at 3:41:27 PM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [lisabill97@comcast.net](mailto:lisabill97@comcast.net)  
**Reply-To:** Lisa Nollman <[lisabill97@comcast.net](mailto:lisabill97@comcast.net)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Lisa Nollman
  - **Subject** FHS plans - art adn tech ed feedback
  - **Message** Hi, It has been hard to get to a meeting to hear the reasons behind changes and make a public comment. I emailed earlier and was responded to so I contintue to hope this is a usefull way to give input. I looked at all the plans again and still have a lingering issue with them. In each, tech ed and art have been put to one side of the school past the caf, gym and auditorium. I understand that it is convenient for making sets for theater but this is a small part of what these areas do. STEAM studies and hands on learning are more important than ever. They should be an integral part of school and not in wing on the other side of the school. The auditorium is closer to the clusters than art and tech ed. I understand the equipment and supplies needed for these areas may require easy access for delivery. However I believe that a better solution is possible. Regards, Lisa
  - **Email** [lisabill97@comcast.net](mailto:lisabill97@comcast.net)
- **Sent on:** 15 January, 2017
- Thank you!

## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Monday, January 16, 2017 7:13 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: FHS Building Project

Sent from my iPhone

Begin forwarded message:

**From:** Dawne Ware <[dware67@comcast.net](mailto:dware67@comcast.net)>  
**Date:** January 16, 2017 at 4:15:20 PM EST  
**To:** <[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)>  
**Cc:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** FHS Building Project

Dear Kathy:

I wanted to send my comments to you via email to share with the Building Committee prior to the next scheduled meeting.

First, thank you to the members of the Committee, the architects and construction company for all of the work that has been done. Since I have not been able to make the previous meetings, I appreciate being able to review the materials on-line, as well as hear feedback from residents who have attended the meetings.

My husband and I are long term residents of Farmington. Both of us attended FHS from 1981 - 1985. At that time, the auditorium and theater spaces were brand new. Our graduating class size was just over 200 students, the music program was also around 200 students and the theater club had less than 20 students in it (according to the picture in my yearbook).

That was over 30 years ago. Today's graduating class sizes exceed 400 students, I've been told that approximately 500 students are involved in the music program and the theater program has also grown dramatically. Yet that space built in 1978 has not changed materially in almost 40 years.

More problematic, the auditorium seating is growing into disrepair. I was an usher at the winter concert on Wednesday, December 21st. During that performance I witnessed two auditorium seats break while people were sitting in them. One was right in front of me. A petite woman was just sitting, watching the concert, when all of a sudden her seat collapsed and she fell to the floor. Luckily, the woman was not hurt and she moved to another seat after saying that she was ok.

As the former CEO of an insurance company, I am deeply concerned about this disrepair, along with the identified security issue of multiple access points to the school and the lack of ADA compliance. I have seen multi-million dollar claims arise from far lesser issues. In my opinion, the town and its insurer have a resulting financial exposure that needs to be addressed.

I am a fiscally conservative person. Before I was CEO, I was CFO. My mantra to my teammates was, "If you don't have to spend it, don't." However, there is a time when it is appropriate to spend money strategically. It appears that in an effort to contain costs, we have done additions to FHS over the years that have addressed just the immediate issues at hand and not positioned the school for the longer term needs of the community. I know that passing the referendums related to each of these additions was difficult and the town worked with what it was able to pass.

Depending on the timeline, my kids may not benefit from a "new" high school. I have a senior at FHS and an 8th grader at IAR. However, my property value is dependent upon Farmington schools remaining superior to other districts in the area. With an aging building and warnings from NEASC, the standing of Farmington schools is in jeopardy, and therefore our property values are also in jeopardy.

I hope to make the next meeting and am very interested to learn the cost ranges for the different plans, as well as the estimated state reimbursements. It will be so important to lay out the costs and benefits (short term and long term) in dollars to get the buy-in of all Farmington residents, not just those with children in the school system.

Thank you again for all of the thoughtful work that has been done by the teams and the ongoing communication via the website.

Sincerely,  
Dawne (Murray) Ware  
15 Quail Ridge

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Sunday, January 08, 2017 8:15 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from Noora123@att.net

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** January 4, 2017 at 6:00:40 PM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [Noora123@att.net](mailto:Noora123@att.net)  
**Reply-To:** Noora Brown <[Noora123@att.net](mailto:Noora123@att.net)>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Noora Brown
  - **Subject** FHS Building
  - **Message** The building committee meeting time is not a convenient time for working parents or for those with children who have after school activities. That being said, I probably couldn't make any evening hours due to kids' activities anyway. I'm very much in favor of a completely new building as I will have a freshman and senior next year as well as one at West Woods. This will be less disruptive to the FHS schedule and also with guaranteed results in less time than partial reno. The high school has been renovated enough. STOP with the bandaid approach. Time for a brand new building. Farmington children deserve to have a space that matches the quality of the education and teachers in this town. Please.
  - **Email** [Noora123@att.net](mailto:Noora123@att.net)
- **Sent on:** 4 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Wednesday, January 04, 2017 8:49 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: Farmington High School

Sent from my iPhone

Begin forwarded message:

**From:** stephen kay <[all5kays@gmail.com](mailto:all5kays@gmail.com)>  
**Date:** January 4, 2017 at 6:52:33 PM EST  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>, <[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)>, <[faganc@fpsct.org](mailto:faganc@fpsct.org)>  
**Subject:** Farmington High School

Good evening,

I am writing as a follow-up to a question I asked at a presentation with the FHS Building Committee. After touring Farmington High School and witnessing first hand the many reasons we need a new building, I asked when it would be possible to present a chart comparing specifics for the three options. In that chart I would suggest that the public be presented with the following comparisons: the estimated cost for each plan, the timelines (including end dates), the potential safety issues, the noise projections, total square footage, total square footage of instructional space, and a list of potential unforeseen issues for each proposal.

I would also suggest that a comparison be presented of how each plan addresses the needs that students addressed during the tour (impact on: class size, study space, tutorial rooms, course offerings, passing time, access to locker, moisture issues, sewage smell, library size, hallway traffic / safety issues, and temperature issues).

Finally, I would ask that considerable discussion be had concerning the impact on our students with various needs. I can't imagine, for example, the challenges of many students who receive special education support trying to learn with the many potential distractions the construction could present.

In the end, I do not pretend to know which is the best proposal. Instead I would hope that a formal survey is conducted of those who know our building and students best: the Farmington High School teachers. I would like to conclude by saying: thank you. Thank you for providing information to the public, thank you for the tour, and thank you for soliciting feedback from the community.

I am confident that you are looking at the best LONG term solution to the many challenges facing our students due to the current facility. The cost of each option is obviously important, but considering the new facility is being designed to last us at least 50 years - it should not be the driving force. Instead, it is my hope that when the comparisons are presented the needs of the students are the priority in deciding which option is best. When this happens, you can count on



the support of the community. I would expect our vote to mirror the support you have witnessed as we continue to pass the budget referendum year after year. As you know, the "yes votes" have strongly outweighed the no votes & the no votes actually have dropped off steadily since 2011. We have a lot of strong support for our town & our schools!

Thank you for your consideration,  
Stephen Kay

## Kathryn Howroyd

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**From:** Bill Silva <silvab@fpsct.org>  
**Sent:** Wednesday, January 04, 2017 2:43 PM  
**To:** Heather Jahrling - Student  
**Cc:** Kathleen Greider; Kathryn Howroyd  
**Subject:** Feedback on Cluster Concept

Hi Heather--The superintendent asked me to respond to your email. Thank you for taking the time to share your thoughts and experiences--it is important to us to have as much student input as possible in this process, which is why students were included in the Visioning Committee sessions, have been serving as tour guides for the Building Committee tours, and have been updated through meetings of the Student Council and the Principal's Advisory Committee and through articles in The Voice and stories on the 9:05 News.

Regarding your concerns about the "clusters," it is important to remember that the clusters are a way of organizing classrooms and teachers, not students. This concept does not mean students are teamed or divided by grade or course level. Students will travel between clusters and through the building based on their individual schedules, just as they do in our existing facility. You might have your English class in one cluster, your Science class in a different cluster, and your Math class in a third cluster, depending on where those classes are scheduled. The stacking of the clusters will make the travel time between clusters much more efficient than it currently is to get from one class to the next. But there will still be much mixing of students in all parts of the building--even more than there is now because of the additional collaboration spaces that are built into the clusters, the Learning Commons, and the cafeteria.

The benefits of the clusters have to do with how they promote interdisciplinary teacher collaboration and a more interdisciplinary curriculum. While teachers who teach the same course will continue to meet in teams for planning purposes, and departments will still have their regular meetings, putting teachers from different subject areas together in clusters provides multiple opportunities for creating interdisciplinary learning experiences and even new courses. We think this is a real benefit for students, and it leads to the kind of teaching and learning that is fully aligned with the Vision of the Graduate and better prepares students for college and career.

I would welcome the opportunity to speak with you more about your thoughts on the building project. Please let me know if you would like to find a time to meet.

Thank you again for your thoughtful email.

Sincerely,

Mr. Silva



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## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Wednesday, January 04, 2017 10:22 AM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from heatherjahrling@aol.com

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Tuesday, January 03, 2017 9:26 PM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from heatherjahrling@aol.com

- **You have a new message:**

- Via: <http://www.fhsbuildingproject.org/>

- **Message Details:**

- 

- **Name** Heather Jahrling

- **Subject** Cluster System Feedback

- **Message To the Farmington High School Rebuilding Committee:** My name is Heather Jahrling and I am a senior at Farmington High School. I recently attended a meeting concerning the renovations of the high school on Thursday, December 15, 2016. After attending this meeting and familiarizing myself with the building plans, I have some concerns that I would like to address. I have been in the Farmington School District since the fifth grade and am familiar with the “cluster” system that could possibly be implemented in all of the plans that have been presented. While I completely understand the strong concept behind the clusters (the idea that this would create a smaller collaborative environment) I find the system on a whole to be questionable. First, the data pulled in support for the cluster system suffered from undercoverage bias. Due to this, an adequate amount of teachers and students were not polled to get their feedback on the cluster system. This cluster system resembles upper elementary and middle school “teams” too similarly. By doing so, the shift to high school will be seamless. However, seamless is not always realistic. The goal of high schools is to prepare students for college and this system is far from doing so. The current cluster free system in the high school has contributed to instilling independence in me and has taught me how to properly schedule my time in order to get to my next class. I have never heard of a college that has all of the classrooms within one sector of a hallway. Clusters would promote loitering, hallway traffic issues, a lack of cohesion among departments, as well as limit diversity. Having gone to a private school (Chase Collegiate School) prior to attending West Woods Upper Elementary School in Farmington, I understand the benefits of being in a small classroom. However, it is equally important to be exposed to different perspectives and ideas as well as realistically plan for the future. The cluster free system has allowed me to engage with students of all abilities. Additionally, the logistics behind the cluster system appear fuzzy. For example, there are only certain AP Calculus BC classes and limited number of certain AP classes. Furthermore, there is only one period of the highest level music courses as well. Due to this, for the duration of my experience at Farmington High School, I have been with many of the same students. As a result, while the gap isn't

significantly apparent, there definitely remains a divide between those students who are at the top of their class and those who are not. My fear with the cluster system is that this discrepancy would become even more apparent due to the new positioning of classrooms. This would be detrimental and harmful to students of all abilities. The ideology behind the cluster system fails to recognize that an updated curriculum is really what is needed. For example, freshman year I read *A Tale of Two Cities* by Charles Dickens. However, it wasn't until sophomore year that I learned about the French Revolution in history. If these two topics were taught simultaneously then I would have gained significantly better insight into both courses which is the ultimate goal. Having teachers physically close to each other in classrooms are a bandaid solution to what really needs to be addressed by the school itself - editing the curriculum. Additionally, it is crucial that teachers who teach the same subject are close in proximity in regards to ensuring that the course is consistent across the board in order to provide each student an equal opportunity regardless of the teacher. Another benefit of clusters could potentially be how teachers could talk and rearrange the dates of assignments so that students don't have everything due on the same day. As a hardworking student who has spent countless nights studying for multiple tests on the same day, I feel that this would be beneficial in the short term. However, in the long run, I know that in college professors are not altering their schedules for the convenience of the students. Therefore, I feel that this cluster system not only limits the collaboration among individual departments, but also fails to adequately prepare students for college. I am extremely pleased that the renovations for Farmington High School are in the works. I am looking forward to having a physical structure that matches the quality of the faculty, staff, and students at this fine school. After listening in on other ideas and developments (such as redoing or retrofitting the auditorium), as a band student, excites me. There are so many ideas and advancements that I am completely on board for, however I urge you to reconsider this cluster system despite the selective population that was sampled because it does not seem representative. I thank you for your time and look forward to the future development of plans. Sincerely,  
Heather N. Jahrling

- **Email** [heatherjahrling@aol.com](mailto:heatherjahrling@aol.com)
- **Sent on:** 3 January, 2017
- Thank you!

## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Wednesday, January 04, 2017 3:43 PM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from lbaylock@npsct.org

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Wednesday, January 04, 2017 3:36 PM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from lbaylock@npsct.org

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Lori Baylock-Tomkiewicz & Robert Tomkiewicz
  - **Subject** High School Building Project
  - **Message** Hi - As a Farmington resident I wanted to send along my family's opinions and choices on the proposed High School Project. My husband and I strongly support a new building for the high school. We have two children (ages 7 and 9) and we moved to this town two years ago largely due to the school system. A new high school would be on the top of our list for town improvements. A new building will surely serve our students, teachers, staff and community best, be most responsive and supportive to our children's education, and will address the needs of all students. A piece meal plan is NOT the best course of action. The high school project, done right, will be a valuable investment in improving our educational system in Farmington, and help to maintain our property values. A renovation project would limit creative solutions and cause more disruptions in education. There is room for future expansion in a new build design and surely a longer life. One of my most important expectations is that the new building better meets the needs of today's learners, 21st Century Learning and the new vision of the Farmington graduate. Please open the doors for our children and community by supporting new construction for the High School. It is one of the best investments we can make for the future of Farmington. Thank you. Regards, Lori and Robert Tomkiewicz 3 Old Canal Crossing
  - **Email** [lbaylock@npsct.org](mailto:lbaylock@npsct.org)
- **Sent on:** 4 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Wednesday, January 04, 2017 3:31 PM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from tomandemily@comcast.net

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Wednesday, January 04, 2017 2:52 PM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from tomandemily@comcast.net

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Emily Pettit
  - **Subject** Support for new building
  - **Message** I am writing to express my support for a new building at FHS. Based on the presentation, I feel this best serves the needs of our students, staff, and community. It is the optimal design and will have the least disruptions for our current students. As a taxpayer and a parent, I urge you to present this option to the town council. Thank you, Emily Pettit
  - **Email** [tomandemily@comcast.net](mailto:tomandemily@comcast.net)
- **Sent on:** 4 January, 2017
- Thank you!

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Wednesday, January 04, 2017 3:31 PM  
**To:** Kathryn Howroyd  
**Subject:** FW: FHS Building Project

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

-----Original Message-----

**From:** Emily Pettit [mailto:[tomandemily@comcast.net](mailto:tomandemily@comcast.net)]  
**Sent:** Wednesday, January 04, 2017 3:03 PM  
**To:** [greiderk@fpsct.org](mailto:greiderk@fpsct.org); [faganc@fpsct.org](mailto:faganc@fpsct.org); Kathy Eagen; Nancy Nickerson  
**Subject:** FHS Building Project

I am writing to you all to express my support for a new building for Farmington High School. I have seen the presentation of all 3 proposals, and although Plan B meets some needs (I feel Plan A should not even be considered), I believe Plan C with a new building is the optimal design. It is the design which will best meet the needs of our students, faculty, and community. As a taxpayer and a parent, I will vote for a referendum for this new construction; in addition, I will actively advocate in the community to help get this needed measure passed. The cost of doing nothing is far too great. If we as a community want to fully support our students and future, lets be sure that we make the right choice and do not provide a band aid that will end up costing us more in the future.

Thank you for your time.

Emily Pettit

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Tuesday, January 03, 2017 3:30 PM  
**To:** Kathryn Howroyd  
**Cc:** Kathy Greider  
**Subject:** FW: FHS Building Plans

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** David Williams [mailto:dmwilliams11@gmail.com]  
**Sent:** Tuesday, January 03, 2017 3:12 PM  
**To:** Kathy Eagen  
**Cc:** 2j1p1s@comcast.net  
**Subject:** FHS Building Plans

Ms. Eagen:

Although I have been unable to attend the public meetings regarding the high school renovation plans, I have been following the discussion and reading the meeting minutes.

The FHS renovation is of interest to me as a member of the community for two reasons:

- 1) I have had 4 children graduate from FHS, with one more coming next year and
- 2) I sit as a board member on the Farmington Valley Community Orchestra (FVSO).

All five of my children have been active in FHS's music program as well as participating in the FVSO, and this is the area where I would like to focus my comments.

The FHS renovation has the potential to advance an important collaboration between the FHS and community music programs, including the FVSO. As you well know, FHS's music program is one of the State of Connecticut's strongest programs and is an important reason many choose to live Farmington. The renovation has the potential to strengthen the program and the collaborations. As such, please keep this aspect in mind as you make what are sure to be difficult decisions in the final approvals.

It should go without saying that a space unappealing or inadequate for on-stage collaborations with community musicians could discourage Farmington's music program over time.

Just a couple of additional thoughts:

- I noticed some comments about ADA accommodations in the discussions. Keep in mind that our town seniors love to listen to good music. FVSO has a wonderful following from the town's senior centers and I have seen them come to the High School concerts only to find wheelchair or disable seating difficult at best. Expanding ADA available seating will help build community ties to the music and theatre programs.



- It is not unusual for community building such as high schools to be used by the community for such things as rehearsals and their own concerts if the facility can accommodate the productions as schedules permit. Reasonable revenue sharing for these events can help offset some of the budget needs to maintain the facility. Currently, there is no space in the Farmington Valley for the FVSO to perform on a regular basis.
- In a review of the different plans, I don't have any specific preferences, only that the stage be sufficient to seat a large orchestra with choir (Think Mahler), and sufficient seating to bring in the community (approximately 500).
- Also, I do think some of Pam Fisher's comments about instrument storage and practice rooms are relevant. I know my children have used both storage and practice rooms extensively during their time at FHS.

All in all, the process seems to be coming along nicely and I applaud your great work on this project.

David Williams  
Unionville

## Kathryn Howroyd

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**From:** Kathy Eagen  
**Sent:** Monday, January 02, 2017 8:09 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: FHS Building project

Sent from my iPhone

Begin forwarded message:

**From:** Emily Kaliney <[emilykaliney@hotmail.com](mailto:emilykaliney@hotmail.com)>  
**Date:** January 2, 2017 at 8:08:15 PM EST  
**To:** "[greiderk@fpsct.org](mailto:greiderk@fpsct.org)" <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>, "[faganc@fpsct.org](mailto:faganc@fpsct.org)" <[faganc@fpsct.org](mailto:faganc@fpsct.org)>, "[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)" <[eagenk@farmington-ct.org](mailto:eagenk@farmington-ct.org)>  
**Subject:** FHS Building project

To Whom it May Concern,

I am a Farmington resident/home owner and the mother of three small children. I have been following the progress of the FHS building project with interest and I know that this month will bring with it serious decisions as far as the outcome of the entire project. I would like to voice my opinion that a brand new building is the best choice for our town. I attended the December meeting and listened to all the details of the three plans, and the new construction best meets my criteria- least disruptive, most potential for long term success, optimal design and shortest time frame. I do not believe that renovating the current building will best serve our teachers or students. As a relatively new resident of Farmington (2011), I was very surprised to hear how many times the high school has already been renovated and expanded. Enough is enough. Renovating again would be putting a bandaid on the problem and we will find ourselves back in this same position far too soon. Farmington has a reputation for excellent schools. We need to keep that reputation going strong and we need to make these upcoming decisions with a clear head and eyes to the future. My 3 year old, 4 year old and 6 year old will be in high school before I know it and I want nothing but the best for them and all their peers.

I am sending my opinions to the building committee, but wanted to email all of you as well. Thank you for your time and your hard work on behalf of the children and the town of Farmington.

Sincerely,

Emily Kaliney  
30 High St

## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Monday, January 02, 2017 6:13 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: FHS Building Project Feedback - No New Building

Sent from my iPhone

Begin forwarded message:

**From:** <scottlister92@yahoo.com>  
**Date:** January 2, 2017 at 5:33:37 PM EST  
**To:** "eagenk@farmington-ct.org" <eagenk@farmington-ct.org>  
**Subject:** FW: FHS Building Project Feedback - No New Building

Sent from Mail for Windows 10

---

**From:** scottlister92@yahoo.com  
**Sent:** Monday, January 2, 2017 5:32 PM  
**Cc:** greiderk@fpsct.org; faganc@fpsct.org; easenk@farmington-ct.org  
**Subject:** FHS Building Project Feedback - No New Building

All,

Regarding the FHS Building Project, I have looked carefully at the 3 options – and I strongly prefer either option 1 or option 2. In my opinion a new building is unnecessary. Please note I have 2 kids in the school system that will be affected – one in 7<sup>th</sup> grade and one in 4<sup>th</sup> grade.

I have also given my feedback through the FHS Building website.

Thank you,  
Scott Lister  
8 Candlewood Lane  
860-673-0460

Sent from Mail for Windows 10



**FARMINGTON PUBLIC SCHOOLS**  
**Farmington High School Building Project**  
**Building Committee Meeting**  
**Owner's Project Manager Report**  
*January 25, 2017*

**I. Activities since January 4, 2017 (Last FHSBCM)**

- a. O&G and Colliers completed the estimating for the options (13JAN17)
  - i. Reconciled & Reviewed Estimates (17JAN17)
- b. Geotechnical Site Work concluded (Report issued)
- c. Hazardous Material Investigation completed (DRAFT Report issued)
- d. Phase I ESA investigations completed (Draft Report issued)
- e. Completed conversation regarding construction phasing of Options
- f. Developed Total Project Budgets for each option

**II. Upcoming Activities – Prior to the next FHSBCM (08FEB17)**

- a. FBOE Presentation of Selected Option (30JAN17)
- b. Town Council Presentation of Selected Option (01FEB17)
- c. Issue Notice to Proceed to KBA for Schematic Design (03FEB17)

**III. Key Upcoming Dates**

- a. 1/30/17: BOE Presentation**
- b. 2/1/17: Town Council Presentation**
- c. 2/9/17: High School Tour**
- d. 2/13/17: Informal P&Z Meeting**

**IV. Questions?**

## Farmington High School Building Committee

Cost Category	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Total Expenses
KBA Architects	\$89,250.00	-	\$89,250.00	\$31,220.00
Colliers	\$48,000.00	-	\$48,000.00	\$7,882.00
O & G	\$18,000.00	-	\$18,000.00	\$0.00
Office Supplies	\$25,000.00	-	\$25,000.00	\$7,518.38
Current Expense	\$5,000.00	-	\$5,000.00	\$1,318.03
Ed Spec Consultant	\$10,000.00	-	\$10,000.00	\$7,425.00
Hazardous Materials	\$23,250.00	-	\$23,250.00	\$0.00
Geotechnical Engineering	\$11,500.00	-	\$11,500.00	\$0.00
<b>Total Project Costs</b>	<b>\$230,000.00</b>		<b>\$230,000.00</b>	<b>\$55,363.41</b>
<b>Authorization</b>	<b>\$500,000.00</b>			
<b>Balance</b>	<b>\$270,000.00</b>			
<b>Expenses to Date</b>	<b>\$55,363.41</b>			

# TOWN OF FARMINGTON, CT

## FARMINGTON HIGH SCHOOL PROJECT

### PRESENTATION OF CONCEPT OPTIONS-JANUARY 25, 2017



# PROJECT HISTORY

- » Building Committee Adopted-January, 2016
- » Kaestle Boos Retained- June, 2016
- » Colliers International Retained-September, 2016
- » O&G Industries Retained, October, 2016
- » Visioning Sessions Held, August-September, 2016
- » Ed Spec's Developed October-November, 2016
- » Tours of High School Held
- » Due Diligence Performed (Hazmat survey, Geotech review)
- » 4 Concept Options Developed (1 discarded)
  - > Plans/Elevations
  - > Schedules (Project/Construction)
  - > Phasing (Construction)
  - > Budgets (Total Project Budget-Range)



# PROJECT SPECIFICS

- » 1,346 Students
- » Existing Building: 218,128  
Gross Square Feet
- » Current Program (approved  
Educational Specifications)  
13,357 Over State Guidelines
- » Phased Construction
  - > Construct New Building  
while existing is occupied
- Ed Spec. Details
  - ADA Upgrades Throughout
  - Reduce “sprawl”
  - Upgrade Gymnasiums & Auditorium
  - New, High Efficient MEP Systems
  - New Learning Commons/Library,  
STEM, and other support spaces
  - Relocate Alt. High School to the FHS  
campus
  - Relocates BOE to FHS campus
  - Separation of Public Spaces from  
Academic Spaces



# OPTION A-KEEP MORE OF EXISTING

## » Notes

» 304,335 GSF

## » Does Not Meet Current Educational Specifications

- No Black Box Theater. Auditorium designed for Multi-Purpose Drama and Music Programs
- Existing Gyms are not expanded
- Existing Fitness Room is not expanded
- Limitations in parent drop off (smallest loop)

» No Community Shelter

» More Ineligible Costs (not repurposing existing spaces)

» Complicated Phasing

# OPTION A – Main Level



# OPTION A - Site Plan





Option A – Academic Clusters



Option A – Main Entry



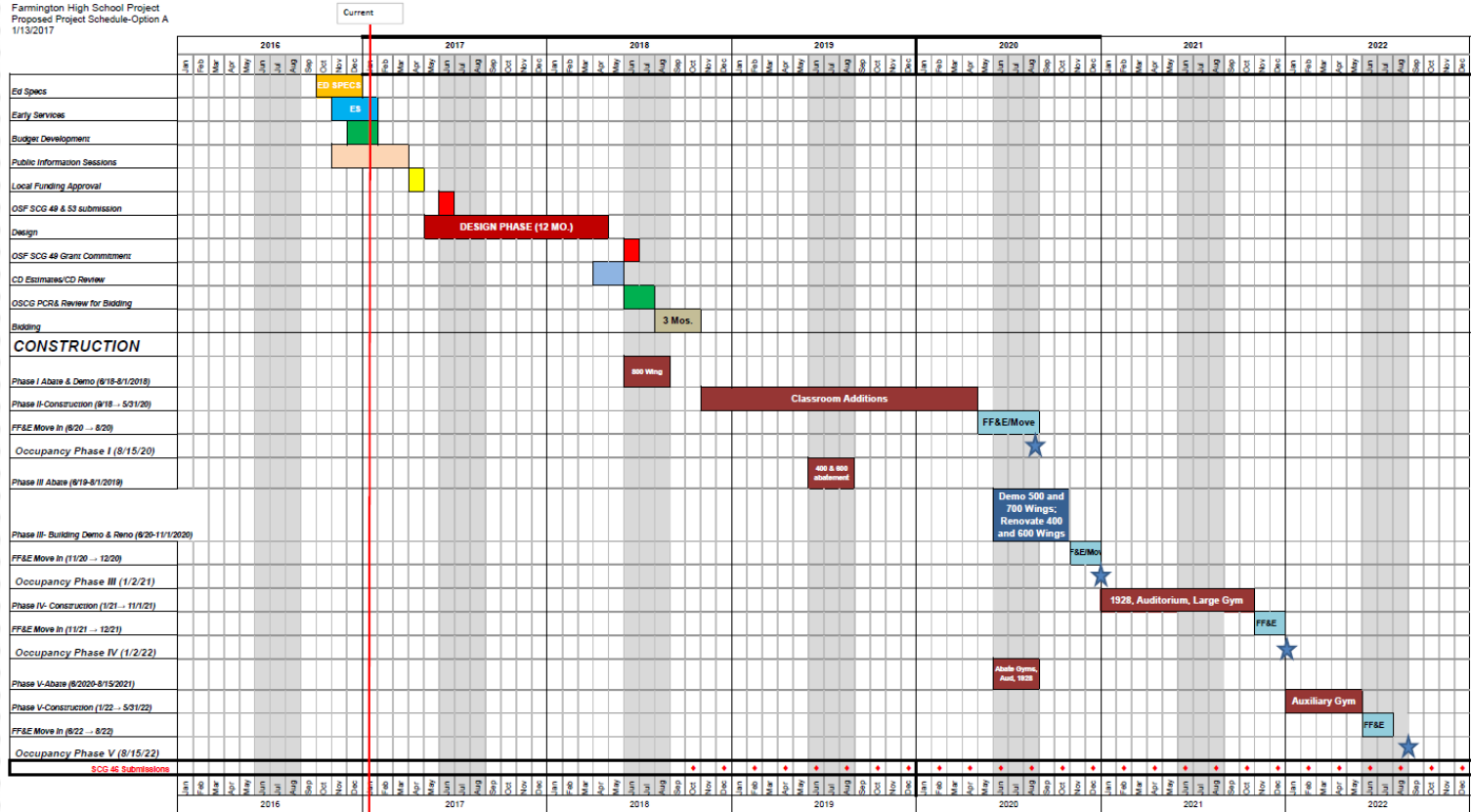
Option A – Library/Learning Commons

# OPTION A – KEEP MORE OF EXISTING

## Project Schedule

Farmington Public Schools  
 Farmington High School Project  
 Proposed Project Schedule-Option A  
 11/3/2017

EXHIBIT I



Colliers International - Project Management Northeast

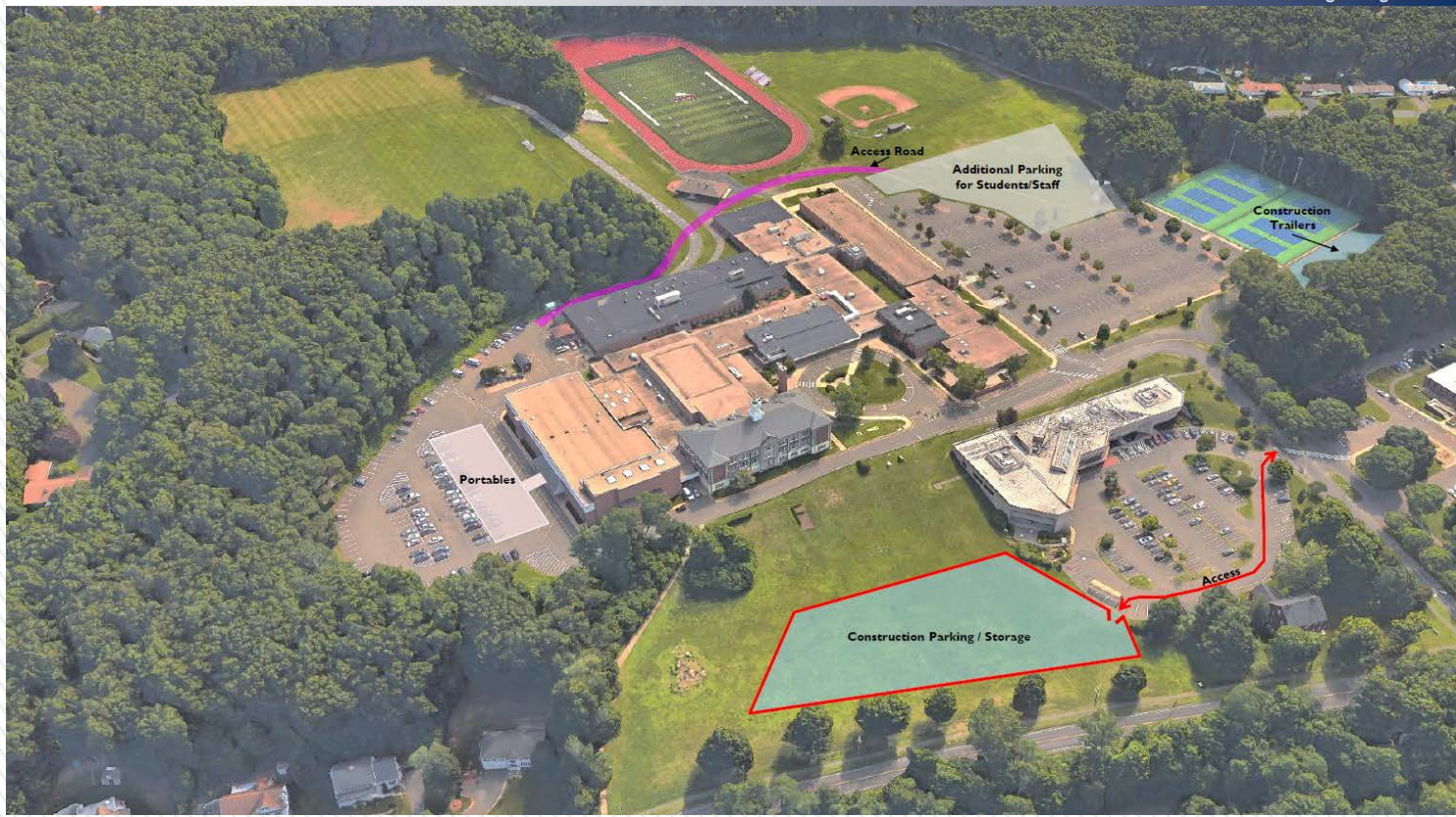


# OPTION A, B, AND D

## Construction Logistics



**Site Logistics Plan**  
Farmington High School





# OPTION A-KEEP MORE OF EXISTING

## Construction Phasing

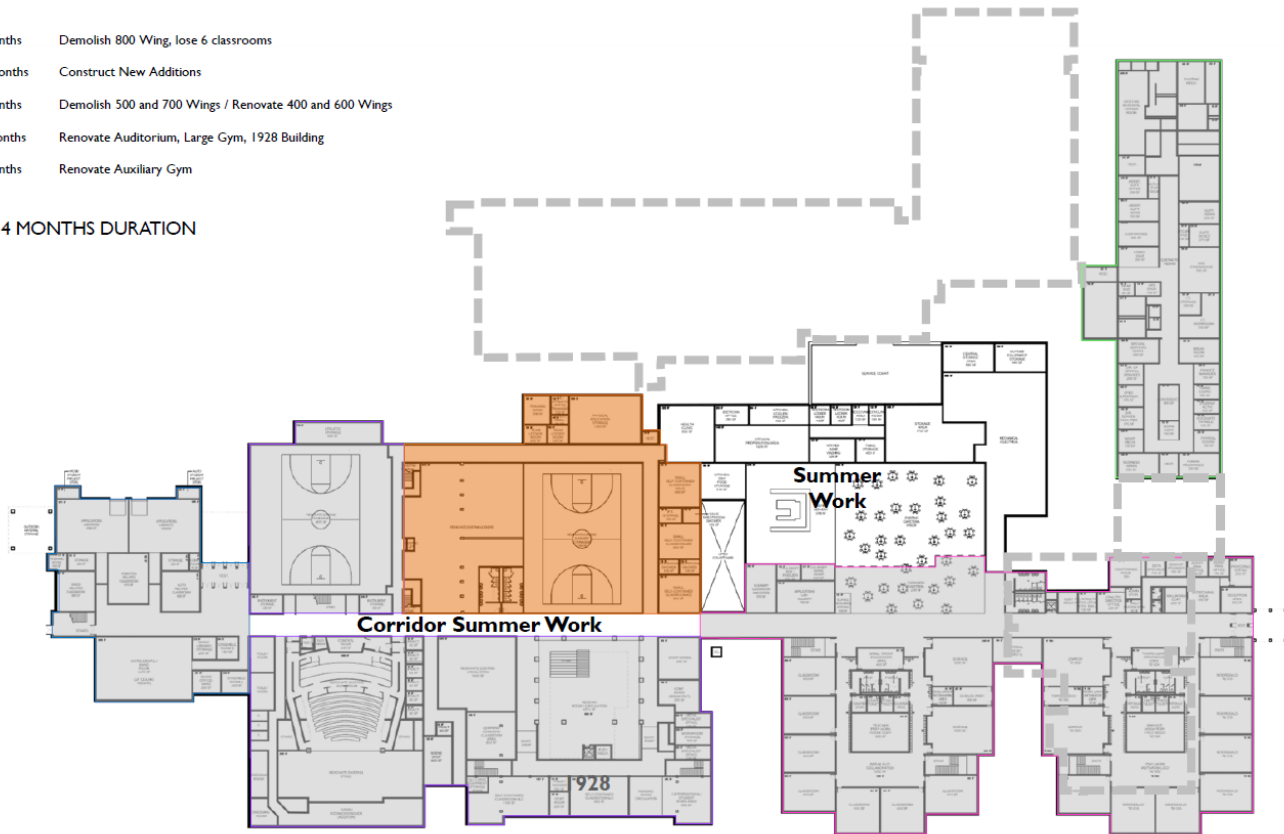


### Option A Draft Phasing Plan

Farmington High School

- Phase 1 – 2 months Demolish 800 Wing, lose 6 classrooms
- Phase 2 – 18 months Construct New Additions
- Phase 3 – 6 months Demolish 500 and 700 Wings / Renovate 400 and 600 Wings
- Phase 4 - 12 months Renovate Auditorium, Large Gym, 1928 Building
- Phase 5 – 4 months Renovate Auxiliary Gym

PHASE 5 – 4 MONTHS DURATION



# OPTION B-KEEP LESS OF EXISTING

## » Notes

» 316,154 GSF

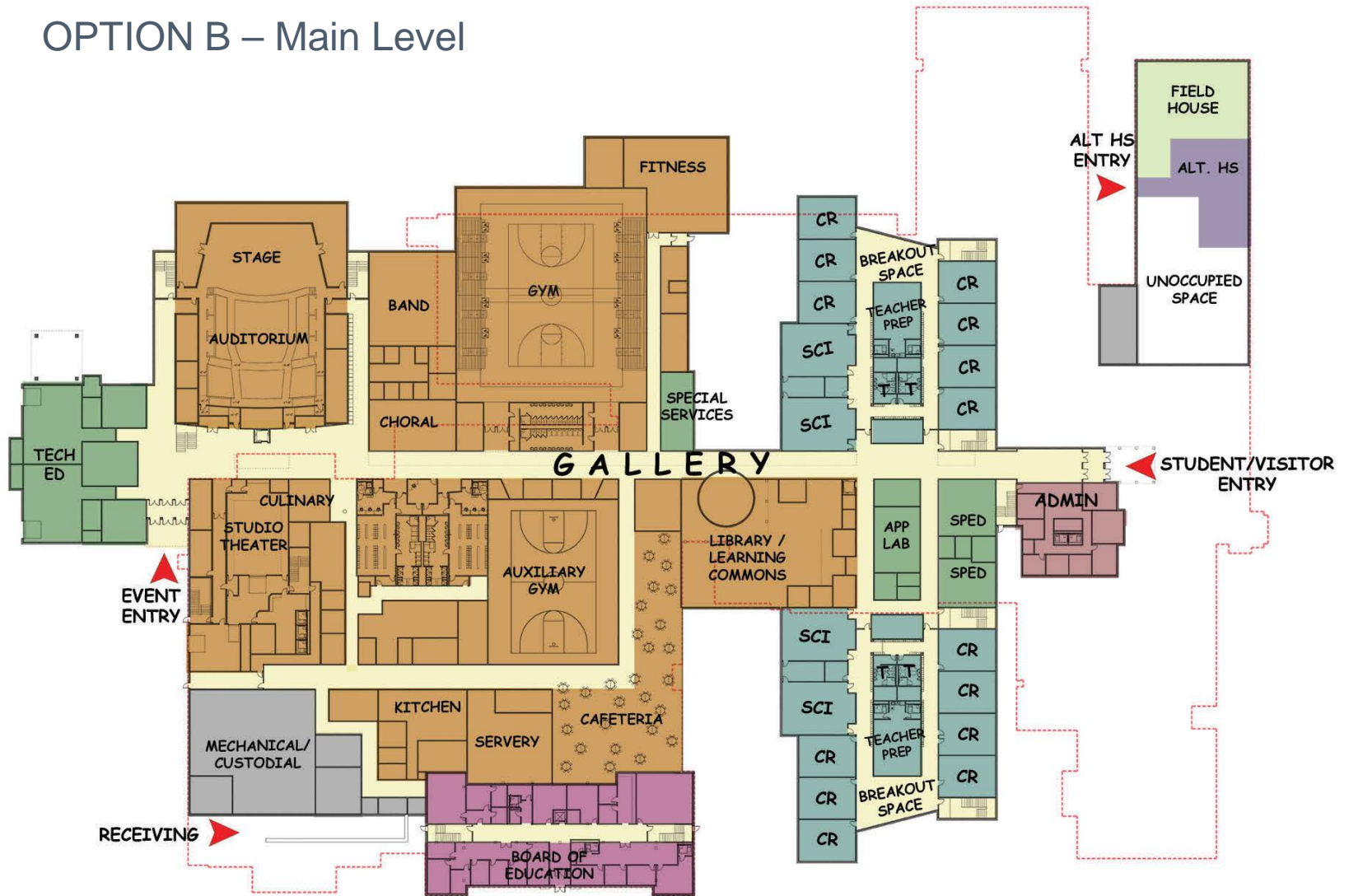
» Does Meet Current Educational Specifications

» Community Shelter

» Most Difficult to Phase

» Longest Construction Duration

# OPTION B – Main Level



# OPTION B - Site Plan

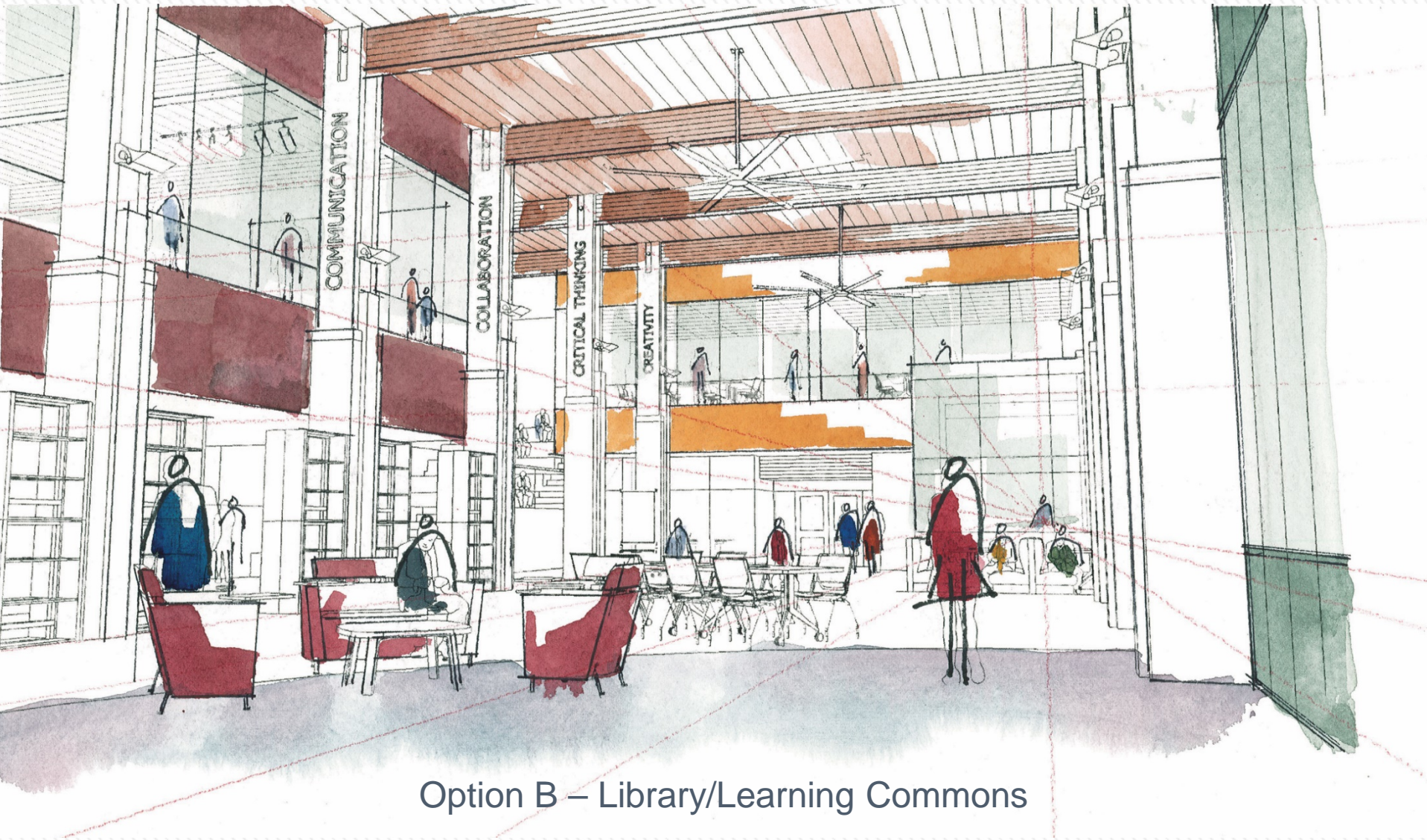




Option B – Academic Clusters



Option B – Main Entry



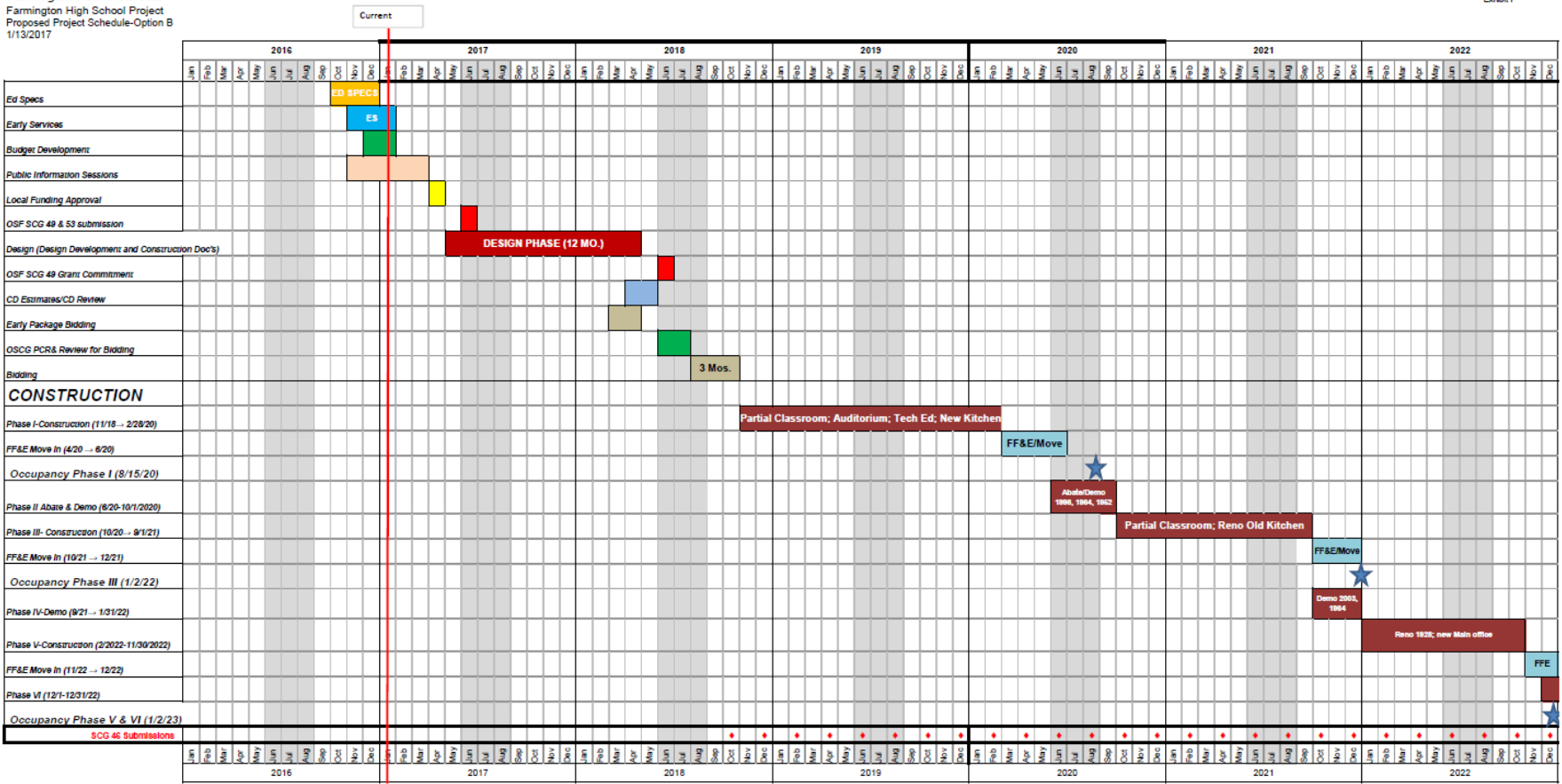
Option B – Library/Learning Commons

# OPTION B – KEEP LESS OF EXISTING

## Project Schedule

Farmington Public Schools  
 Farmington High School Project  
 Proposed Project Schedule-Option B  
 1/13/2017

Exhibit I





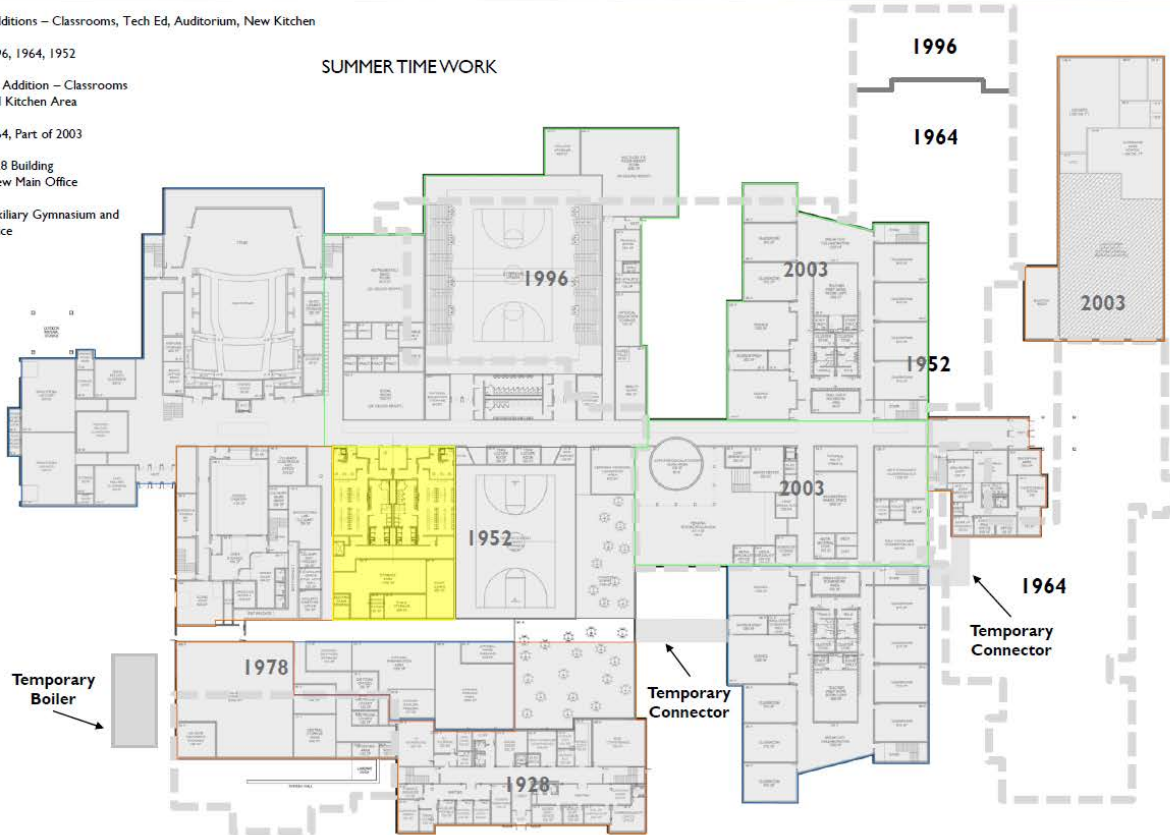
# OPTION B-KEEP LESS OF EXISTING

## Construction Phasing



### Option B Draft Phasing Plan Farmington High School

- Phase 1 – 16 months  
Construct Additions – Classrooms, Tech Ed, Auditorium, New Kitchen
- Phase 2 – 4 months  
Demolish 1996, 1964, 1952
- Phase 3 – 12 months  
Construction Addition – Classrooms  
Renovate Old Kitchen Area
- Phase 4 – 3 months  
Demolish 1964, Part of 2003
- Phase 5 – 10 months  
Renovate 1928 Building  
Construct New Main Office
- Phase 6 – 1 month  
Renovate Auxiliary Gymnasium and  
Old Main Office
- Summer Work



# OPTION D- NEW CONSTRUCTION

## » Notes

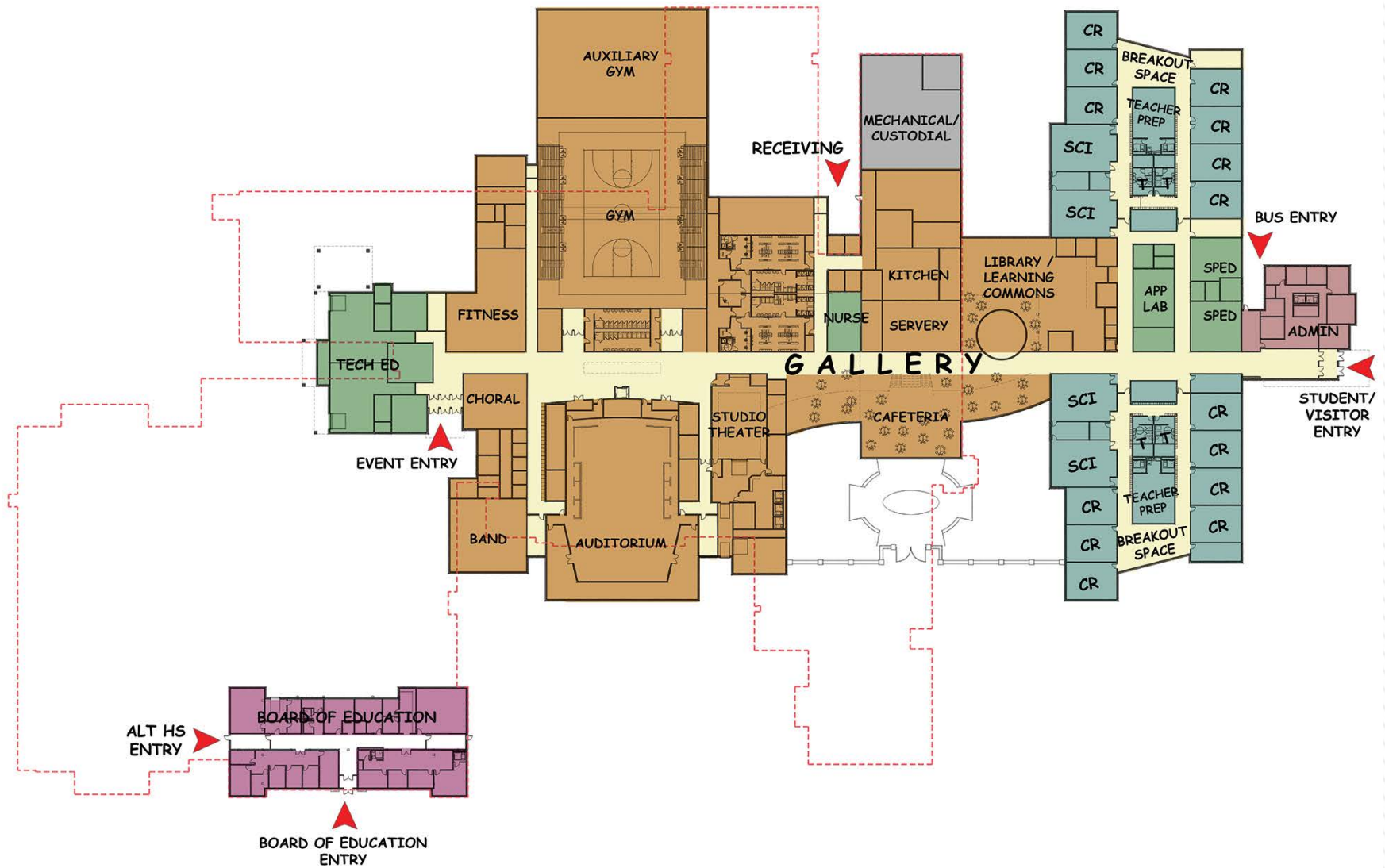
» 305,013 GSF

» Does Meet Current Educational Specifications

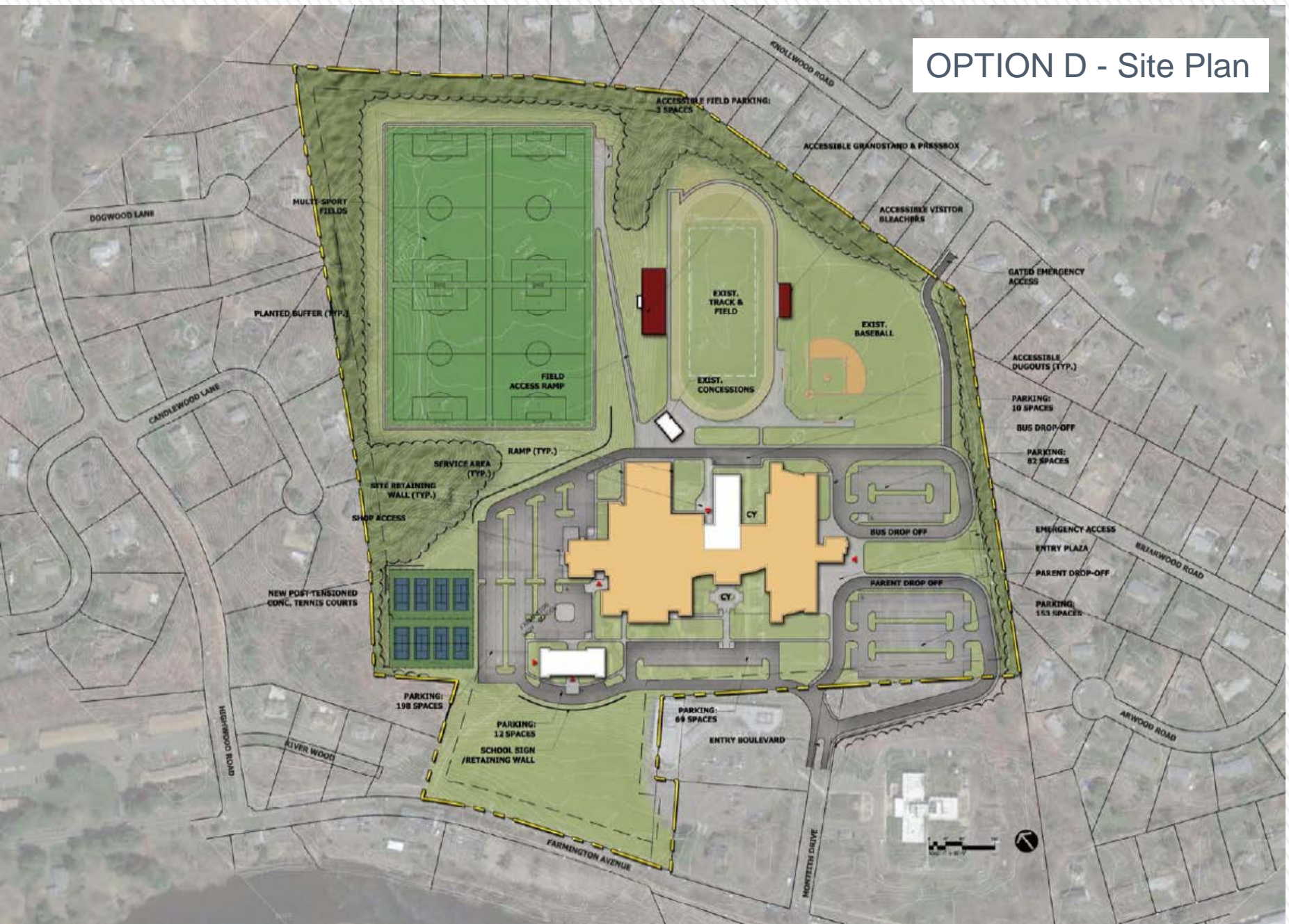
» Community Shelter

» Easiest to Phase

# OPTION D – Main Level

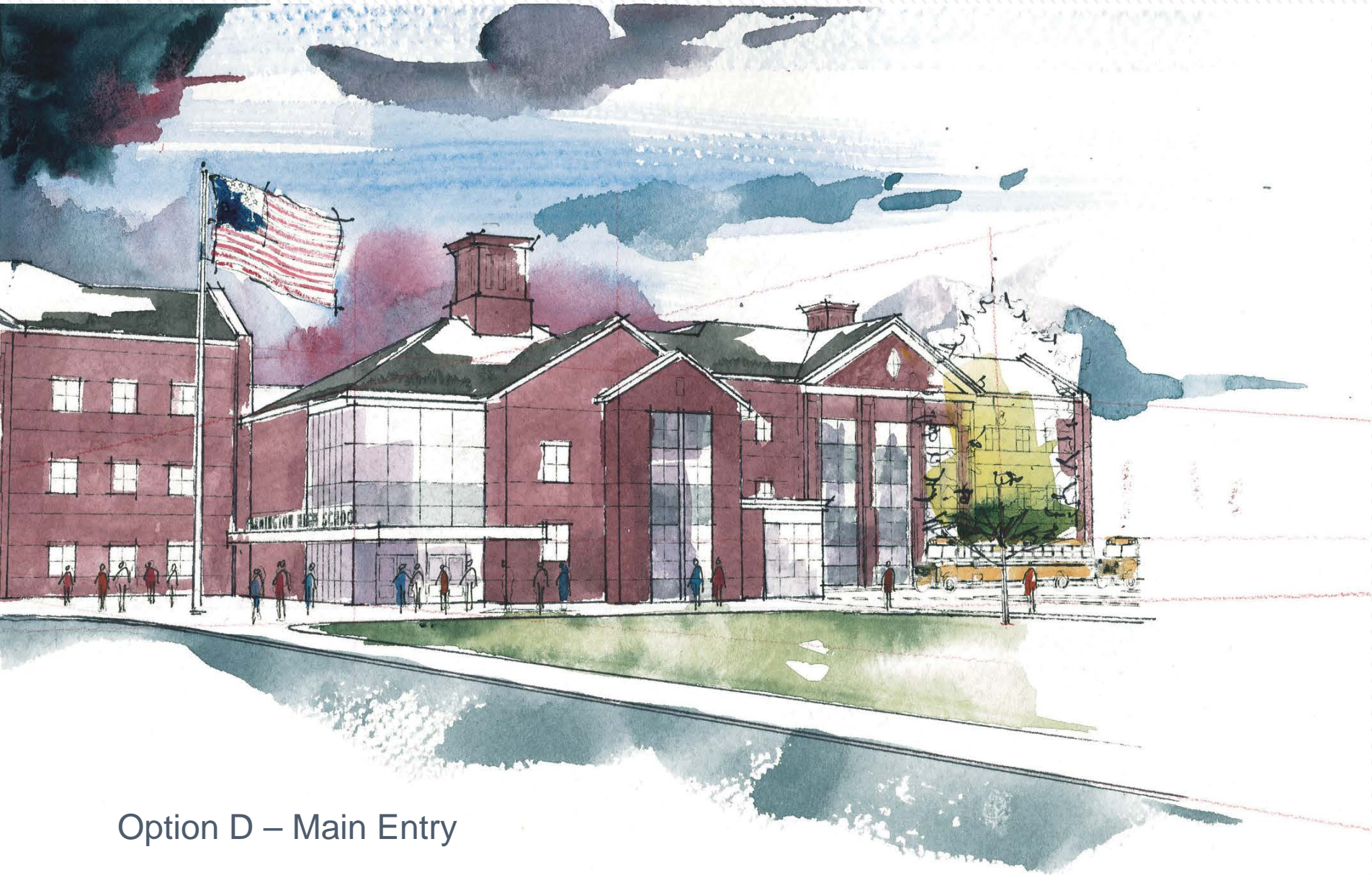


# OPTION D - Site Plan





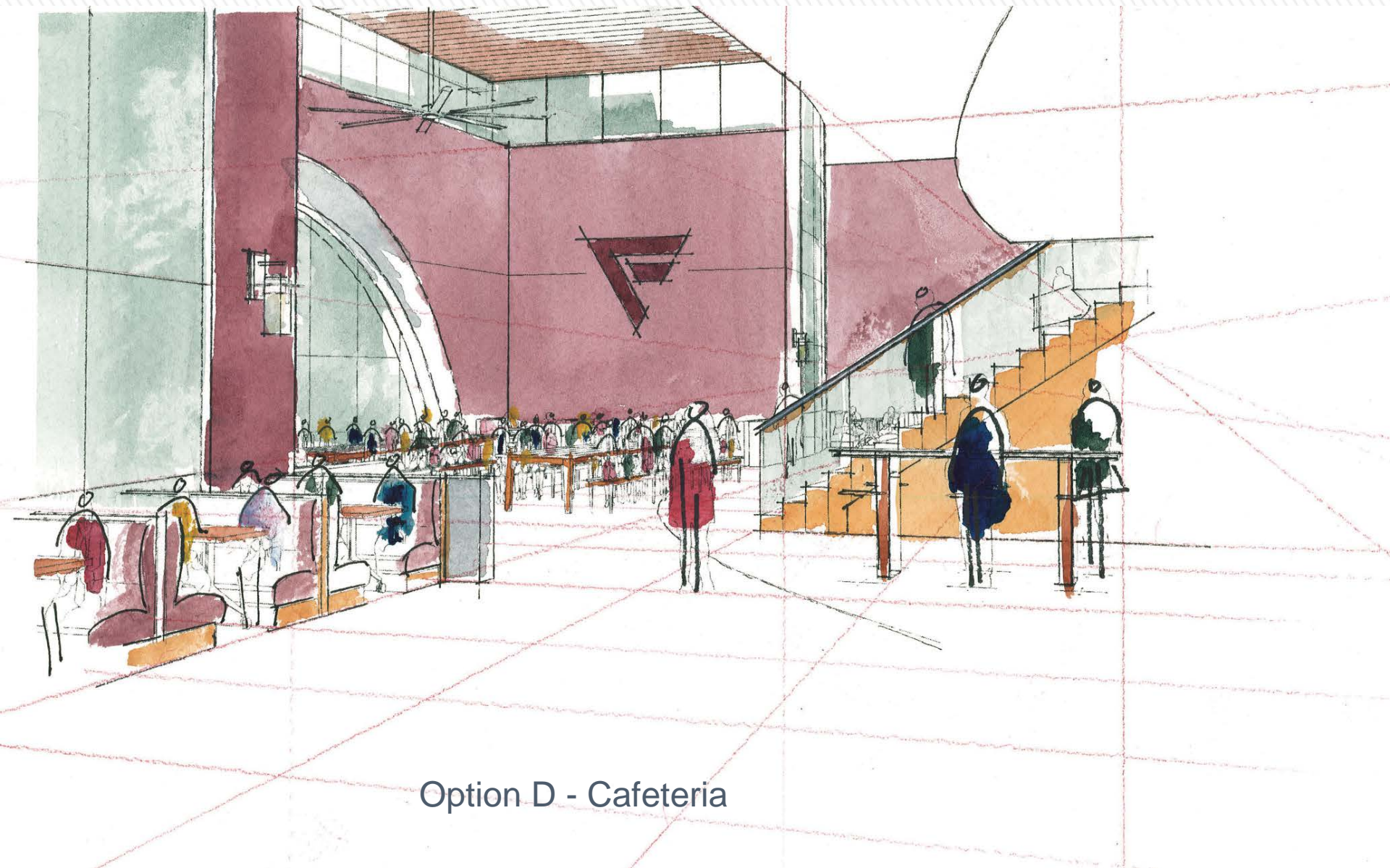
Option D – Academic Clusters



Option D – Main Entry



Option D – Library/Learning Commons



Option D - Cafeteria

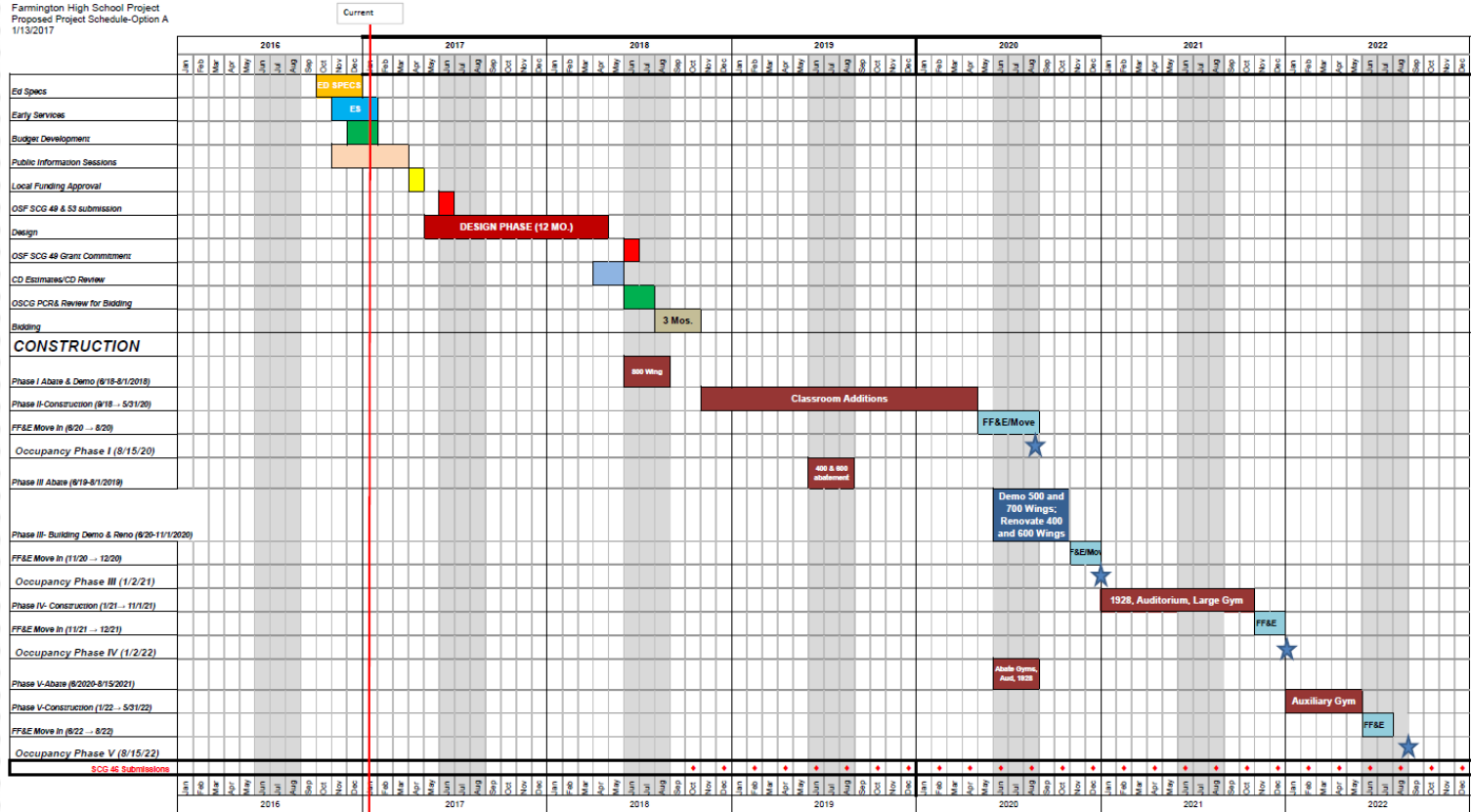


# OPTION D – NEW CONSTRUCTION

## Project Schedule

Farmington Public Schools  
Farmington High School Project  
Proposed Project Schedule-Option A  
11/3/2017

EXHIBIT I



Colliers International - Project Management Northeast



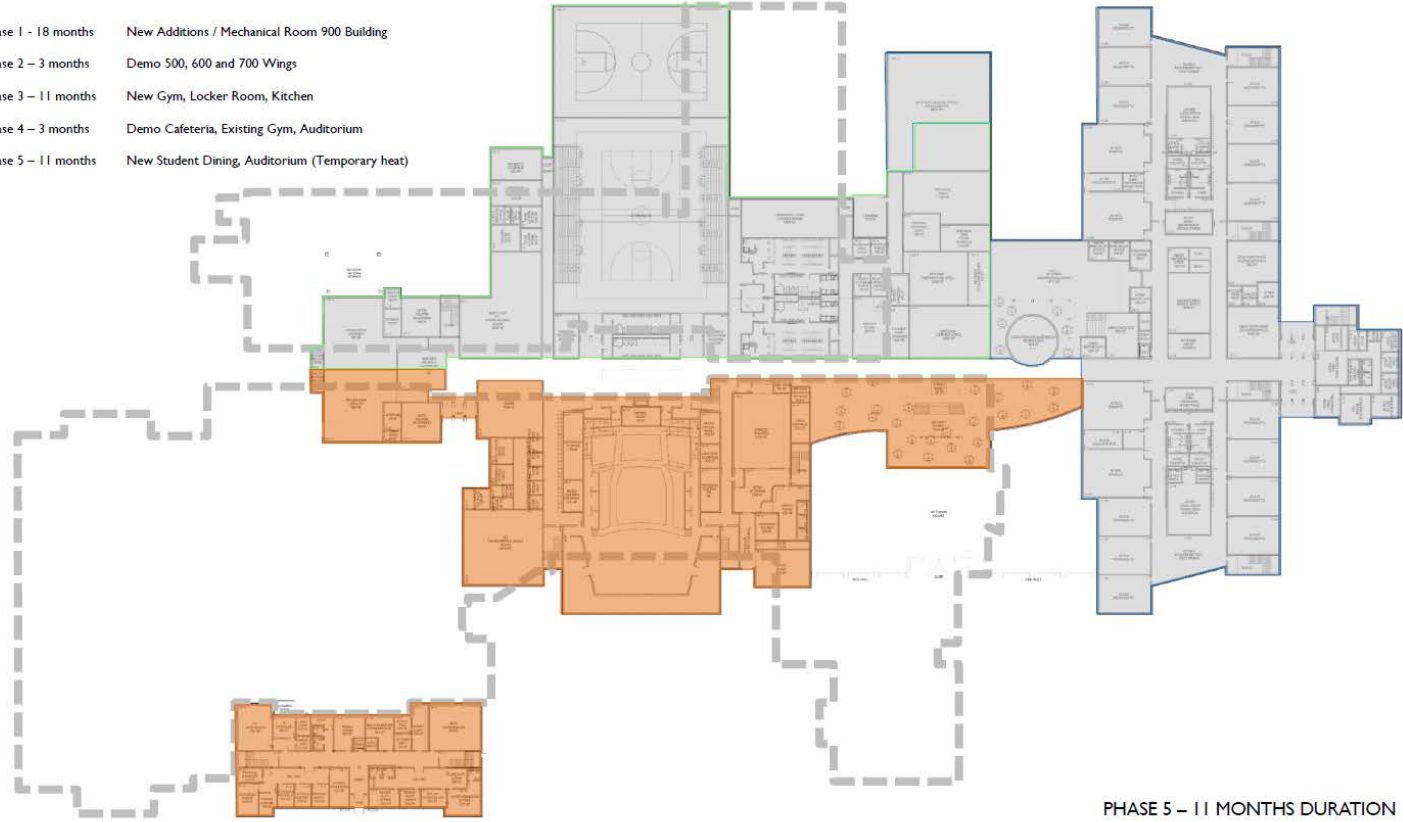
# OPTION D- NEW CONSTRUCTION

## Construction Phasing



**Option D Draft Phasing Plan**  
Farmington High School

- Phase 1 - 18 months    New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months    Demo 500, 600 and 700 Wings
- Phase 3 - 11 months    New Gym, Locker Room, Kitchen
- Phase 4 - 3 months    Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months    New Student Dining, Auditorium (Temporary heat)



PHASE 5 - 11 MONTHS DURATION



# OPTION COMPARISON

Proposed Farmington High School Options Comparison – Descriptive Chart

CATEGORY	OPTION A	OPTION B	OPTION D
<b>BUILDING SIZE</b>	304,335 sq. ft.	316,154 sq. ft.	305,013 sq. ft.
<b>EXISTING BUILDING RENOVATION / NEW CONSTRUCTION</b>	146,108 sq. ft. (48%) / 158,227 sq. ft. (52%)	84,667 sq. ft. (27%) / 231,487 sq. ft. (73%)	42,194 sq. ft. (14%) / 262,819 sq. ft. (86%)
<b>CLASSROOMS/ SCIENCE LAB CLUSTERS</b>	Yes	Yes	Yes
<b>CAFETERIA</b>	Renovated and expanded, remains in the current location	Expanded and relocated	New expanded cafeteria
<b>GYMS / LOCKER ROOMS</b>	Renovated	New main gym and fitness room. Renovated auxiliary gym and locker rooms	New main gym, auxiliary gym, fitness room, and locker rooms
<b>AUDITORIUM</b>	Renovated, remains in the current location	New, expanded auditorium designed for drama production.	New, expanded auditorium designed for drama production
<b>BLACK BOX STUDIO THEATER</b>	No	Yes	Yes
<b>APPLIED ARTS (TECH ED/ART)</b>	New wing addition on west side of building near auditorium	New wing addition on west side of building near auditorium and studio theater	New wing addition on west side of building near auditorium and studio theater
<b>ADMINISTRATIVE OFFICES ADJACENT TO MAIN ENTRY AND LEARNING CLUSTERS</b>	Yes	Yes	Yes
<b>GUIDANCE</b>	Located on the third floor of the 1928 building	Adjacent to the learning cluster above the administrative offices	Adjacent to the learning cluster above the administrative offices
<b>RENOVATED 1928 BUILDING PROPOSED USE</b>	SPED, App labs, multimedia production studio and guidance	Board of Education and additional space for future use	Board of Education and the alternate high school
<b>900 WING PROPOSED USE</b>	Stand-alone facility housing the Board of Education, alternate high school, seasonal team locker rooms	Stand-alone facility housing the alternate high school and seasonal team locker rooms	Converted to kitchen, servery, and mechanical room of the new facility
<b>COMMUNITY SHELTER</b>	No	Yes	Yes
<b>SEPARATED BUS AND PARENT DROP-OFF LOCATIONS</b>	Yes	Yes	Yes
<b>PARKING (509 EXISTING SPACES)</b>	550 Proposed Spaces	553 Proposed Spaces	527 Proposed Spaces

Proposed Farmington High School Options Comparison – Descriptive Chart

CATEGORY	OPTION A	OPTION B	OPTION D
<b>ATHLETIC FACILITY IMPROVEMENTS</b>	Existing multi-sport fields renovated and expanded to include 4 <sup>th</sup> field. ADA accessibility improvements including press box, bleachers, dugouts circulation	Existing multi-sport fields renovated and expanded to include 4 <sup>th</sup> field. ADA accessibility improvements including press box, bleachers, dugouts circulation	Existing multi-sport fields renovated and expanded to include 4 <sup>th</sup> field. ADA accessibility improvements including press box, bleachers, dugouts circulation
<b>RENOVATIONS TO EXISTING TRACK, STADIUM FIELD, AND BASEBALL FIELD</b>	Yes	Yes	Yes
<b>RENOVATIONS TO EXISTING TENNIS COURTS</b>	Yes	Yes	No, new tennis courts to be relocated on-site.
<b>VEHICLE CIRCULATION</b>	Continuous around the entire building	Not continuous around the entire building	Continuous around the entire building
<b>PHASED CONSTRUCTION</b>	Yes	Yes	Yes

# PROJECT COSTS

## FACTORS BEHIND BUDGET DEVELOPMENT

- » Size of the Building
  - > Size dictated by
    - + Number of Students
    - + Educational Specifications
- » Quality of Building
  - > Brick versus Block versus other Materials
  - > Flat Roof versus Sloped Roof
  - > Sustainability Measures
- » Condition of Site and Existing Buildings
  - > Hazardous Materials
  - > Ledge
  - > Water table
- » Project Schedule
  - > Phasing
  - > Escalation

# PROJECT COSTS

## BUDGET DEVELOPMENT PROCESS

**Town of Farr Farmington I**  
 Conceptual Design  
 1/13/2017

**Town of Farmington CT**  
**Farmington High School Project**  
 Total Project Budget  
 1/17/17

\$'(000) except S/GSF

\$'(000) except S/GSF

12 Furnis
a. W
b. M
c. LI
d. BI
e. O
14 Comte
21 Fire P
22 Plumb
23 HVA/C
a. H
b. C
c. C
d. Tr
e. Ai
f. Ot
26 Electri
a. Se
b. Li
c. Li
d. Fi
e. C
f. M
g. S
h. M
i. Li
j. Te
k. O
B. Renovations
Total
II. Related Con
A. Sitework (be
1 Site Prep.
2 Drives, Pt
3 Parking
4 Site Impn
5 Landscap
6 Building I
B. Site Utility S
1 Water & I
2 Sanitary S
3 Storm See
4 Electric
5 Data & C
6 Site Light
7 Fuel (Gas
8 Chilled W
C. Hazardous M
D. Temporary C
E. Phasing Pre
Total
I

<b>V. Fees and Expenses</b>
A. Fees
1 Existing Conditions & Space Program
2 Architect
a Structural Eng.
b MEP Eng.
c Civil Eng.
d Landscape Arch.
e Interior/Furniture Designer
f Code
g Lighting
h Acoustical
i Signage
j Referendum Services
k LEED Designer
3 Special Consultants
a Haz. Mat. Consultant
b Audio/Visual
c Computer/Info. Systems
d Geo-Tech
e Traffic
f Ecologist/Soil Sample
g Peer Reviews
h Green Building Consultant
4 Project Management
5 Building Commissioning
6 Owner's Cost Estimator
7 Owner's Legal Fees
8 Site Survey
9 Utility Assessment
D. Markups
Total Relat
SubTotal (
III. Inflation
Total Con
IV. Furniture
A. Loose Fu
B. Program
C. Data Equ
D. Telecomr
E. Audio/Vis
F. Specialty
Total FF &
Total Fees and Expenses
V. Contingency
A. Construction
B. Owner's Project
Total Contingency

	FHS						Variance est #2
	Option A Low	Option A High	Option B Low	Option B High	Option D Low	Option D High	
	1/17/2017	1/17/2017	1/17/2017	1/17/2017	1/17/2017	1/17/2017	
not included	not included	not included	not included	not included	not included	not included	0.0
\$ 7,667.0	\$ 8,291.0	\$ 8,326.8	\$ 8,931.3	\$ 8,245.8	\$ 8,895.8		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		0.0
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		0.0
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		0.0
\$ 15.0	\$ 15.0	\$ 15.0	\$ 15.0	\$ 15.0	\$ 15.0		0.0
\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0		0.0
w/ architect	w/ architect	w/ architect	w/ architect	w/ architect	w/ architect		7,959.4
\$ 2,000.0	\$ 2,400.0	\$ 2,000.0	\$ 2,400.0	\$ 2,000.0	\$ 2,400.0		6,458.0
\$ 85.4	\$ 97.4	\$ 94.6	\$ 106.3	\$ 93.7	\$ 106.2		2,495.8
not required	not required	not required	not required	not required	not required		0.0
\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0	\$ 50.0		0.0
\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0		0.0
\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0	\$ 25.0		0.0
\$ 10,007.4	\$ 11,043.4	\$ 10,676.4	\$ 11,692.6	\$ 10,594.5	\$ 11,657.0		544.4
\$ 170.8	\$ 185.2	\$ 186.0	\$ 199.9	\$ 184.1	\$ 199.1		0.0
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		0.0
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		0.0
w/ const	w/ const	w/ const	w/ const	w/ const	w/ const		0.0
w/ geo	w/ geo	w/ geo	w/ geo	w/ geo	w/ geo		0.0
\$ 569.2	\$ 617.2	\$ 619.9	\$ 666.4	\$ 613.7	\$ 663.7		0.0
w/ MT	w/ MT	w/ MT	w/ MT	w/ MT	w/ MT		0.0
\$ 966.7	\$ 1,069.1	\$ 1,032.7	\$ 1,133.1	\$ 1,024.6	\$ 1,129.6		0.0
\$ 100.0	\$ 100.0	\$ 100.0	\$ 100.0	\$ 100.0	\$ 100.0		0.0
NA	NA	NA	NA	NA	NA		0.0
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		3,040.2
\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0	\$ 20.0		0.0
w/ const	w/ const	w/ const	w/ const	w/ const	w/ const		3,418.0
\$ 200.0	\$ 200.0	\$ 200.0	\$ 200.0	\$ 200.0	\$ 200.0		0.0
not required	not required	not required	not required	not required	not required		0.0
\$ 2,086.7	\$ 2,251.5	\$ 2,218.6	\$ 2,379.4	\$ 2,202.4	\$ 2,372.4		0.0
\$ 12,094.1	\$ 13,294.9	\$ 12,895.0	\$ 14,072.0	\$ 12,796.9	\$ 14,029.4		0.0
\$ 5,691.9	\$ 6,171.9	\$ 6,199.5	\$ 6,664.5	\$ 6,137.2	\$ 6,637.2		0.0
\$ 3,251.2	\$ 3,521.2	\$ 3,525.0	\$ 3,786.9	\$ 3,491.4	\$ 3,772.2		0.0
\$ 8,943.1	\$ 9,693.1	\$ 9,724.5	\$ 10,451.4	\$ 9,628.6	\$ 10,409.4		0.0

print date: 1/24/2017  
 name: Analysis-Conceptual

Colliers International

COLLIE



# PROJECT COSTS

## PRELIMINARY ORDERS OF MAGNITUDE

	<u>Total Project Budget- Range</u>
» Option A	\$138.9m-\$150.5m
» Option B	\$150.7m-\$161.9m
» Option D	\$149.2m-\$161.3m

# TOWN OF FARMINGTON SHARE- ORDERS OF MAGNITUDE

## Total Project Cost

» Option A	
> State Share (29%-19%)	<u>\$138.9m-\$150.5m</u>
> Farmington Share (71%-81%)	\$30.9m-\$41.8m
	<b>\$108.1m-\$117.1m</b>
» Option B	
> State Share (29%-19%)	<u>\$150.7m-\$161.9m</u>
> Farmington Share (71%-81%)	\$32.2m-\$45.1m
	<b>\$108.7m-\$127.3m</b>
» Option D	
> State Share (19%)	<u>\$149.2m-161.3m</u>
> Farmington Share (81%)	\$21.8m-\$29.6m
	<b>\$121.9m-\$137.8m</b>

## Range Factor

- State's Approval of Space Standard Waiver
- Eligible & Ineligibles



# PROJECT COSTS COMPARISON TO SIMILAR HIGH SCHOOLS

\$ (000)s except \$/GSF	Amistad			West			East			Farmington	
	11/14	Amistad High School	\$/GSF	Bridgewater 8/16	West Bridgewater MSHS	\$/GSF	Hampton HS 1/17	East Hampton High School	\$/GSF	HS	\$/GSF
GSF		78,791			141,250			121,172		305,013	
I. Construction 2018	\$ 29,005.7	\$ 34,634.3	\$439.57	\$ 47,024.3	\$ 56,149.5	\$397.52	\$ 44,236.6	\$ 49,788.7	\$410.89	\$ 132,371.0	\$433.98
II. Contingency	included	included		included	included		included			included	
III. FFE	\$ 1,505.0	1,797.0	\$22.81	\$ 2,975.7	3,553.1	\$25.15	\$ 1,828.0	2,057.4	\$16.98	4,115.0	\$13.49
IV. Fees & Expenses	\$ 4,102.8	4,899.0	\$62.18	\$ 8,017.7	9,573.6	\$67.78	\$ 5,630.4	6,337.1	\$52.30	12,769.0	\$41.86
<b>Total Project Occupy -2020</b>	<b>\$ 34,613.5</b>	<b>\$ 41,330.3</b>	<b>\$524.56</b>	<b>\$ 58,017.7</b>	<b>\$ 69,276.2</b>	<b>\$490.45</b>	<b>\$ 51,695.0</b>	<b>\$ 58,183.2</b>	<b>\$480.17</b>	<b>\$ 149,255.0</b>	<b>\$489.34</b>





# PROJECT COSTS

## ELEMENTS CONSIDERED IN BUDGET

- » Retain Educational Spec Programs, including Black Box Theater, BOE and Alt High School
- » “Farmington” look of the buildings
  - > Curtainwall (Glass)
  - > Brick-v-Concrete Masonry Units (CMU)
  - > Stone-v-Concrete
- » Metal Standing Seam Roof versus Asphalt
- » Abuse Resistant Gypsum Wall Board (GWB)-v-Standard (GWB)
- » Concrete Masonry Unit (CMU) backup at exterior walls
- » Porcelain Tile wainscot in corridors
- » Wood Floor v Rubber at Gymnasium
- » Sustainable Measures
  - > e.g. Solar Domestic Hot Water System

# TOWN OF FARMINGTON IMPACT

> Projected Tax Impact

PROJECT IMPACT - PROJECTED TAX IMPACT - FARMINGTON



# QUESTIONS?

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# Farmington High School Building Project

Projected Tax Impact  
January 25, 2017



# Farmington High School Building Project Projected Bond Schedule

**PROJECT:** HIGH SCHOOL PROJECT  
**RATE:** 3.25%  
**TERM:** 20 YRS  
**TOTAL PROJECT COST:** \$162,000,000  
**ESTIMATED GRANTS:** \$ -  
**NET COST:** \$ 162,000,000

FISCAL						
YEAR	PRINCIPAL	INTEREST	TOTAL	MILL INCREASE		
2017/2018	\$ -	\$ 2,632,500	\$ 2,632,500	0.74	Total Cost: Principal & Interest	\$ 219,915,000
2018/2019	\$ 8,100,000	5,265,000	13,365,000	3.76	Tax Rate Impact- FY 18/19	3.755 Mill
2019/2020	\$ 8,100,000	5,001,750	13,101,750	3.68	Cost in 2018/2019 to home assessed @	
2020/2021	\$ 8,100,000	4,738,500	12,838,500	3.61	\$232,074	\$ 871.44
2021/2022	\$ 8,100,000	4,475,250	12,575,250	3.53	Percent Tax Increase	14.5%
2022/2023	\$ 8,100,000	4,212,000	12,312,000	3.46		
2023/2024	\$ 8,100,000	3,948,750	12,048,750	3.39		
2024/2025	\$ 8,100,000	3,685,500	11,785,500	3.31		
2025/2026	\$ 8,100,000	3,422,250	11,522,250	3.24		
2026/2027	\$ 8,100,000	3,159,000	11,259,000	3.16		
2027/2028	\$ 8,100,000	2,895,750	10,995,750	3.09		
2028/2029	\$ 8,100,000	2,632,500	10,732,500	3.02		
2029/2030	\$ 8,100,000	2,369,250	10,469,250	2.94		
2030/2031	\$ 8,100,000	2,106,000	10,206,000	2.87		
2031/2032	\$ 8,100,000	1,842,750	9,942,750	2.79		
2032/2033	\$ 8,100,000	1,579,500	9,679,500	2.72		
2033/2034	\$ 8,100,000	1,316,250	9,416,250	2.65		
2034/2035	\$ 8,100,000	1,053,000	9,153,000	2.57		
2035/2036	\$ 8,100,000	789,750	8,889,750	2.50		
2036/2037	\$ 8,100,000	526,500	8,626,500	2.42		
2037/2038	\$ 8,100,000	263,250	8,363,250	2.35		
<b>TOTAL</b>	\$ 162,000,000	\$ 57,915,000	\$ 219,915,000			

# Projected Bond + Budget Impact

3.75 Mill Increase

(FHS Building Project)

+ 0.77 Mill

(Average Budget Increase)

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**4.52 Mill Increase**

**17.5% Tax Increase**

**\$ 1,048.97 cost to average home value assessed at \$232,074**

# Year 2 Projection: FY 2018/2019

1.45 Mill Increase

(FHS Building Project)

+ 0.77 Mill

(Average Budget Increase)

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**2.22 Mill Increase**

**8.6% Tax Increase**

**\$ 515.20 cost to average home value assessed at \$232,074**

# Year 3 Projection: FY 2019/2020

1.05 Mill Increase

(FHS Building Project)

+ 0.77 Mill

(Average Budget Increase)

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**1.82 Mill Increase**

**6.5% Tax Increase**

**\$422.37 cost to average home value assessed at \$232,074**



# Year 4 Projection: FY 2020/2021

0.41 Mill Increase

(FHS Building Project)

+ 0.77 Mills

(Average Budget Increase)

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**1.18 Mill Increase**

**4% Tax Increase**

**\$273.85 cost to average home value assessed at \$232,074**

# Tax Rate History

- The largest mill rate increase over the past 17 years was a 1.5 mill increase in FY 2002/2003, which equaled a 6% tax increase.

	<u>17 Year Average</u>	<u>5 Year Average</u>	<u>FHS Building Project Projection- 2018/2019 + Budget</u> (financing over the course of the project)
Tax Rate % Change/Year	3.36%	2.77%	8.6% Tax Increase
Change in Mill Rate/Year	0.77	0.62	2.22 Mill Increase
Tax Increase to Average Home/Year	\$178.70	\$143.89	\$515.20 Dollar increase

# Debt Service Projection

- At its highest point, the total debt service will be \$18.6 million per year
- The Town of Farmington's estimated budget at that time will be \$115.9 million
- Debt Service to Budget Ratio=16.1%
- Industry Standard is a 10% Debt Service to Budget
- This is a RED FLAG to bonding agencies because we are taking on debt too quickly.